

Immaculately presented country property with pretty garden and large barn - Viewing recommended

EXCLUSIVE



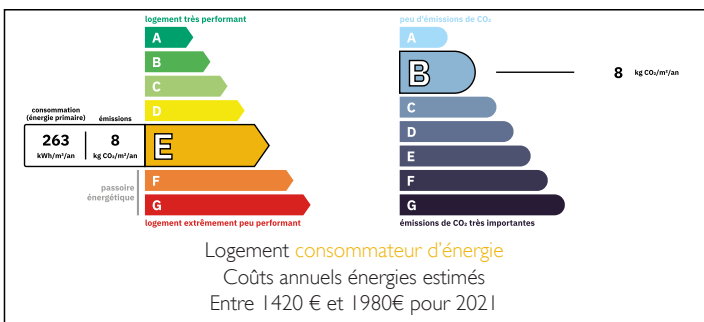
INFORMATION

Town:	Saint-Cyr-en-Pail
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	95 m ²
Plot Size:	1550 m ²

IN BRIEF

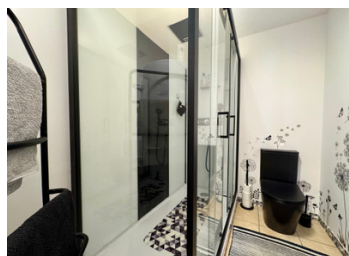
Situated in a small hamlet in the village of Saint-Cyr-en-Pail, this immaculately presented stone-built cottage offers a blend of rustic charm and modern comfort, located in the scenic Mayenne department of north-western France renowned for natural beauty, outdoor enthusiasts will appreciate the numerous hiking and cycling trails. Don't miss the chance to make this charming cottage your new home.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This delightful property offers the tranquility of rural life while still providing access to nearby towns and amenities. It's an ideal setting for those seeking a peaceful lifestyle amidst nature.

The property is fully insulated and double-glazed, ensuring year-round comfort.

The property benefits from a conforming septic tank. Traditional wood-burning stoves add warmth and character, complemented by tiled flooring on the ground level which adds a practical and stylish touch.

Interior Features:

Kitchen/Dining Room (4.50m x 5.00m): A bright and sunny space with a selection of units, a Godin Cuisinière and gas hob, useful built-in storage cupboard under the stairs, and access to a back kitchen/utility room (3.30m x 2.80m) equipped with a sink, units, electric oven & hob, and a door leading to the garden.

Newly installed modern shower room (1.7 x 3) with large walk in shower, sink and wc

Lounge (3.80m x 4.50m): A cozy welcoming room featuring a wood burner, leading to a sunroom (2.70m x 3.80m) with double doors opening onto the patio. This versatile space could also serve as a ground-floor bedroom.

LOCAL TAXES

Taxe foncière: 422 EUR

Taxe habitation: EUR

NOTES

Upstairs, accessed via the staircase in the kitchen leads to the landing where you will find two bedrooms and a bathroom:

Bedroom 1 (2.60m x 5.00m) with laminate flooring and a Velux window.

Bedroom 2/Office (2.40m x 4.00m) featuring a built-in cupboard, Velux window, and loft access.

Bathroom: (2.1 x 3.2) with shower, sink and wc, Serves both bedrooms, completing the upper level.

Exterior Features:

Attached Barn/Garage (7.40m x 8.00m): Provides