

UNDER OFFER - Charming traditional 3 bedroom stone property with attached garden

EXCLUSIVE



INFORMATION

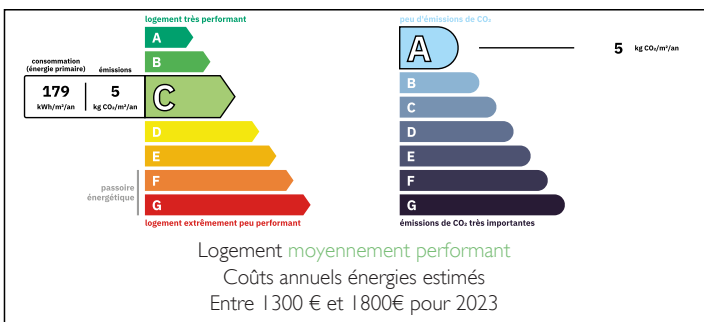
Town:	Saint-Calais-du-Désert
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	680 m2



IN BRIEF

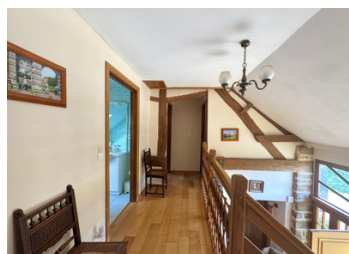
UNDER OFFER - Situated along a quiet lane in the picturesque Mayenne countryside, this delightful renovated cottage is definitely worth a look. Just 4 km from the lively market town of Pré-en-Pail, you'll have easy access to all local amenities, including supermarkets, schools (up to secondary level), bars, and restaurants. The historic city of Alençon is only 25 km away, while cross-channel ferries at Caen are 105 km, and Le Shuttle is 485 km.

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 superb property has been tastefully renovated, combining period charm with modern efficiency. Benefiting from double glazing and an air-source heat pump system, it offers comfortable, energy-efficient living throughout the year.

Ground Floor:

Spacious Open-Plan Kitchen and Living Area: A generous, light-filled room featuring dual-aspect windows and direct access to the rear garden. Character features include exposed stone walls, oak beams, and wooden flooring. The fitted corner kitchen includes wooden-fronted units, a sink, and oven, with a garden-view window.

Laundry Room: With external access to the garden, ideal for everyday convenience.

Modern Shower Room: Fully tiled, comprising a walk-in shower, wash basin, and WC.

Additional Ground Floor Room: With wooden flooring and a window to the front, this flexible space is perfect as a home office or single bedroom.

First Floor:

A feature wooden staircase leads to a landing serving:

Three Well-Proportioned Bedrooms

Family Bathroom: Including a bath, wash basin, and WC.

Exterior:

The property boasts an enclosed rear garden, mainly laid to lawn with mature hedging and trees, offering a private and peaceful outdoor space.

This property is ideal as a family home, holiday

LOCAL TAXES

Taxe habitation:

EUR

NOTES