

Pretty 3 bedroom semi detached country cottage with large garden and open views



EXCLUSIVE

INFORMATION

Town:	Saint-Calais-du-Désert
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	1675 m2

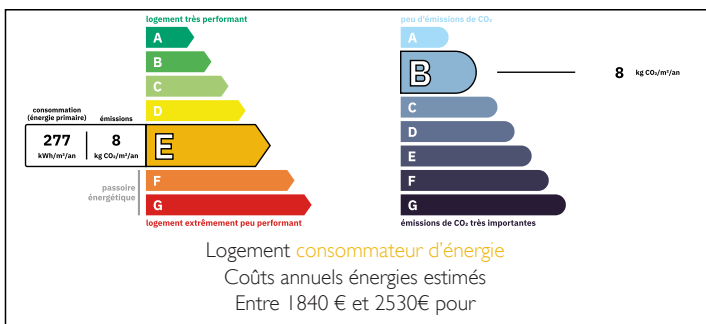


IN BRIEF

Nestled at the end of a tranquil no-through road in the rolling Mayenne countryside, this picture-perfect "chocolate box" cottage is brimming with original features and charm. Beautifully presented and lovingly maintained, the property offers a true escape to the country in an idyllic hamlet setting.

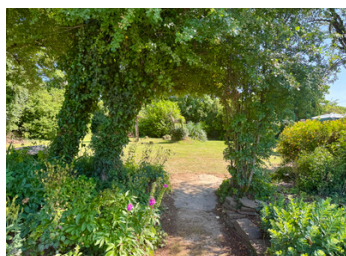
The village of Couptrain, with its popular pub is less than 3km away. The thriving market town of Pré-en-Pail is just 10km and provides all local amenities, while the famous spa town of Bagnoles-de-l'Orne is a short 18km drive. The Cross-Channel ferry at Caen is conveniently reachable in around 1.5 hours.

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

Ground Floor:

Kitchen – 4.6m x 4m

Featuring original stone flooring, exposed oak beams, and a charming fireplace with wood-burning stove. A cleverly showcased original bread oven, visible through a glass panel, adds unique character. The kitchen is fitted with freestanding wooden units, a gas oven, and a butler-style sink.

Utility Room – 2.4m x 1.3m

Practical space with sink and WC, ideal as a cloakroom or laundry area.

Sunroom – 2.4m x 4m

A delightful, light-filled room—perfect for relaxing with a book or enjoying a spot of birdwatching, while taking in the garden views.

Lounge – 5m x 5.4m

A spacious reception room featuring tiled flooring, exposed beams, and a large stone fireplace with wood-burning stove.

Ground Floor Bedroom – 4m x 5m

Bright and airy with tiled flooring and two windows. En-suite shower room (2m x 4m) includes double sinks, WC, and a large walk-in tiled shower.

First Floor: Accessed via the original oak staircase.

Master Bedroom – 5m x 8.3m

A stunning vaulted room with impressive oak beams, generous storage, and a roll-top bathtub. Also includes a sink and WC, creating a private and elegant retreat.

Bedroom 3 – 2.5m x 4.5m

A charming room with original flooring and countryside views.

Shower Room – 2.3m x 3m

Modern and stylish with walk-in shower, WC, and

LOCAL TAXES

Taxe foncière: **591 EUR**

Taxe habitation: **EUR**

NOTES