

Attractive 3-bedroom house with attic space, basement and wooded garden, located in the heart of the village.

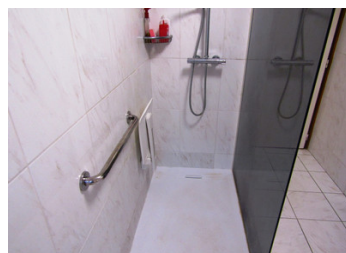


## INFORMATION

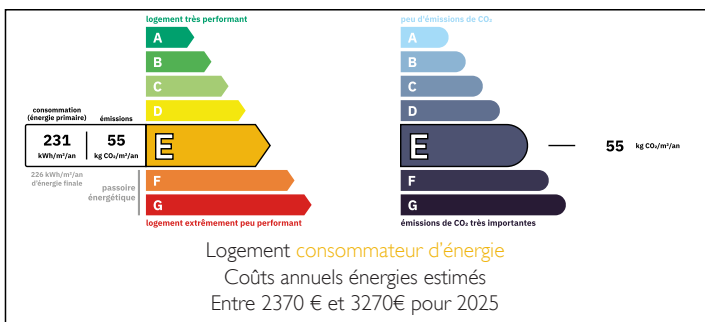
|             |                |
|-------------|----------------|
| Town:       | Boulay-les-Ifs |
| Department: | Mayenne        |
| Bed:        | 3              |
| Bath:       | 1              |
| Floor:      | 100 m2         |
| Plot Size:  | 2368 m2        |

## IN BRIEF

This house with garden is located in the north of the Mayenne department, in the center of the quiet village of Boulay-les-ifs, close to the Alpes Mancelles and 8 kilometers from Pré-en-Pail, where there are numerous shops and services. On a single level, it features a recently fitted kitchen, a double living room, a dining room and three bedrooms.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This attractive house features an entrance hall with built-in cupboard, a dining room to the left and a bright double living room with wood-burning stove and French windows to the right. A hallway leads to a modern fitted kitchen, a shower room (Italian shower), toilet and three bedrooms, one with built-in cupboard and another with closet. At the end of the hallway, a staircase leads to the attic: a large, insulated space that can be fully converted and is bright, thanks to four windows, one velux windows and a balcony.

From the kitchen, access is gained to the basement, which contains a double garage, a workshop (almost all tools are sold with the house), a boiler room, a storage area, a laundry room and a cellar.

The house benefits from an oil-fired boiler, overhauled every year, for central heating and hot water supply (recent tank and relay electric water heater). Wooden double-glazed windows.

Room dimensions:

Kitchen: 3.58 m x 3.37 m

Dining room: 3.54 m x 2.50 m

L-shaped double living room: 5.60 m x 2.72 m + 3.59 m x 3.26 m

Shower room: 2.80 m x 1.70 m

Bedroom 1: 3.55 m x 3.24 m

Bedroom 2: 3.37 m x 2.69 m

Bedroom 3: 3.40 m x 2.71 m

Convertible attic: 13.74 m x 5.44 m

Most of the furniture is sold with the house.

The 3286 m2 wooded grounds include a vegetable garden, an orchard, a chicken coop and a terrace with awning.

The property has a rear entrance overlooking a pond.

An ideal property...