

Super countryside house with attached accommodation - perfect gite potential, huge barn and gardens



EXCLUSIVE

## INFORMATION

Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	3683 m2

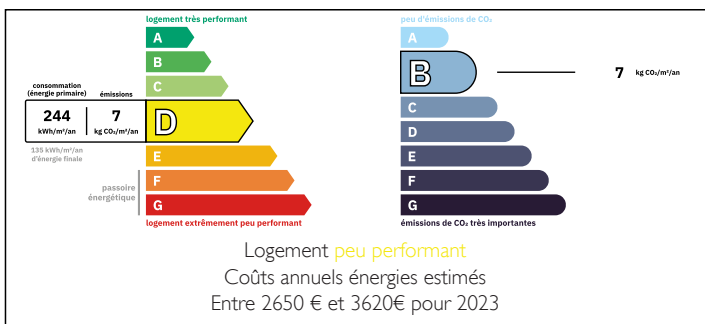


## IN BRIEF

This charming stone-built property offers a fantastic business opportunity with two independent living areas arranged over two floors, cleverly connected by a hidden internal door. Ideal as a large family home or easily adaptable for use as a bed and breakfast or self-catering gîte business.

Nestled in a peaceful countryside hamlet, the property is just 5km from the vibrant market town of Pré-en-Pail, where you'll find all essential amenities including a large supermarket, bars, restaurants, and more, 25km from the city of Alençon, Caen port 94km, Cherbourg port 205km. Rennes airport 145km

## 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

Enter directly into the main property which consists of

Main Residence – Ground Floor:

Open-Plan Living Room / Kitchen (6.7m x 5.3m):  
A spacious room full of traditional character, featuring a wood-burning stove, exposed beams, and a window to the rear garden. The kitchen area includes fitted units with solid wood worktops and access to a covered outdoor seating area via double doors. A central staircase leads to the upper floor.

Main Residence – First Floor:

Bedroom 1 (5.6m x 3m x 2m, L-shaped):  
With Velux window and cosy layout.

Bathroom (2m x 2.4m):  
Modern walk-in shower/wet room with WC and basin.

Bedroom 2 (2.9m x 3.5m):  
With window and step leading to a connecting door into the second living space – ideal for separate accommodation or letting.

Second Accommodation (Gîte or Extended Living)  
– Ground Floor:

Lounge (6m x 5.2m):  
Bright and spacious, boasting a feature fireplace, original flooring, front entrance door, and French doors opening to the rear garden.

Bedroom 3 (3.8m x 3.5m):  
With original flooring and a front-facing window.

Kitchen (3.4m x 1.7m):  
Compact but well-equipped for all essential needs.

Stairs from the lounge lead to the first floor.

## LOCAL TAXES

Taxe foncière: **846 EUR**

Taxe habitation: **EUR**

## NOTES