

Spacious 4 Bedroom Village House with Garden Ideal Holiday Getaway or Permanent Residence



EXCLUSIVE

INFORMATION

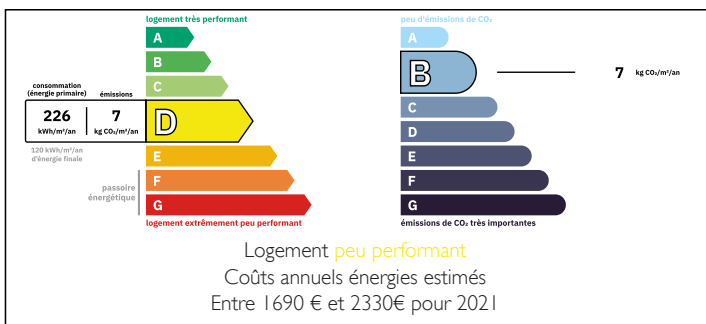
Town:	Le Ham
Department:	Mayenne
Bed:	4
Bath:	1
Floor:	117 m2
Plot Size:	343 m2

IN BRIEF

This beautifully presented house offers both comfort and character, making it a perfect choice as a holiday home or a permanent residence. Nestled in the heart of a peaceful village, it is within walking distance of a bar/restaurant and just 3km from local amenities. Conveniently located for travel, the property is 125km from Rennes airport, 157km from Dinard, 169km from Tours, and 118km from the Caen ferry port.



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

Entering through the front door you are into a welcoming living room (20m²), complete with tiled flooring and a large wood burner. To the left is a galley-style kitchen/dining room (15m²) with units. A small hallway from the lounge leads to a shower room (5m²) with hand basin, WC, and shower and access to the rear garden and an original staircase to the first floor.

Upstairs, you'll find:

Bedroom 1 - 14m² - a double with front-facing window

Bedroom 2 - 14m² - a double with front facing window

Bedroom 3 - 14m² - a double with rear facing window

wooden floorboards throughout.

There is a WC located on this floor.

Continuing up the stairs to the attic and discover the 4th Bedroom - 36m², a generous and light-filled space with Velux windows.

Outside, the rear garden is mainly lawn with mature trees and shrubs providing welcome shade in the summer. There is a patio area here and there's a good-sized outbuilding offering excellent storage.

The property benefits from mains drainage and is mostly double glazed.

Parking is opposite the property in a private parking area.

Possibility to purchase house fully furnished.

Shopping and services are within easy reach: Mayenne (22km), Villaines (9km), Javron (6km), and Pré-en-Pail (17km). For leisure and sightseeing, the area offers plenty: Ambrières-les-Vallées (26km), Jublains (20km), Bagnoles-de-l'Orne (24km), and Lassay-les-Châteaux (13km) with their restaurants,

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