

UNDER OFFER - Charming 3 bedroom village house with large garden - Priced to Sell so be quick!

EXCLUSIVE



INFORMATION

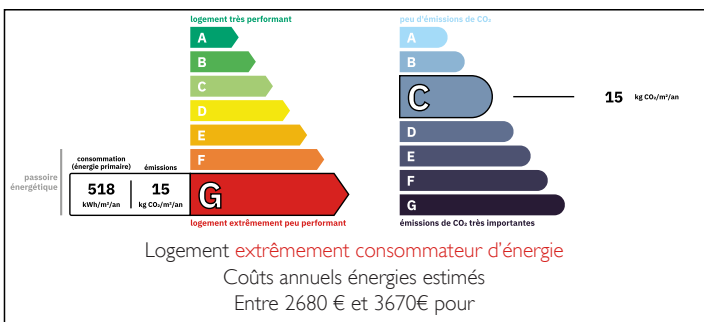
Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	126 m ²
Plot Size:	708 m ²

IN BRIEF

UNDER OFFER - This property is competitively priced for a quick sale — early viewing is recommended.

This delightful property is ideally situated in the heart of the village, just minutes from the bustling town of Pré-en-Pail, which offers a full range of amenities including restaurants, bars, a supermarket, and other essential services. The larger town of Alençon is nearby, providing excellent rail links to Paris and Le Mans. Cross-Channel ferry connections are easily accessible, with Caen just 1.5 hours away.

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

Perfectly positioned for those seeking a peaceful lifestyle while remaining close to amenities, this home is also an ideal base for exploring this stunning region of France.

A number of improvements have already been made, including the installation of some new windows and doors, a new roof on the front section of the house, and a brand-new shower room on the first floor. However, some work remains to be completed, giving buyers the exciting opportunity to add their own personal touch and create a truly special home.

Ground Floor

Lounge (3.4 m x 4.4 m) – Bright and welcoming with original wooden flooring, two front windows allowing in plenty of natural light, and a wood-burning stove for cosy evenings.

Kitchen/Dining Room (4.5 m x 4.5 m) – Spacious area featuring an IKEA fitted kitchen, cooker and hob, wooden flooring, and access to the porch.

Porch (3.2 m x 2.3 m) with wc and Utility Area (3.3 m x 1.3 m) – With washing machine and dryer already in place.

Room to Finish (5 m x 4.4 m) – Formerly a garage, with renovation started including a new front door and window. A second room at the rear offers additional conversion potential.

First Floor

Landing – Access to all rooms.

Bedroom 1 (2.8 m x 4.2 m) – With en-suite bathroom (2.4 m x 1.7 m) including corner bath, sink, and WC.

Shower Room (1.3 m x 2.8 m) – With shower, sink,