

Charming stone 3/4 bed property with its own turret. Walking distance to amenities.

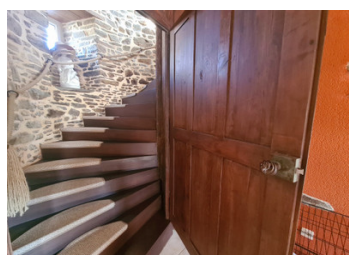


INFORMATION

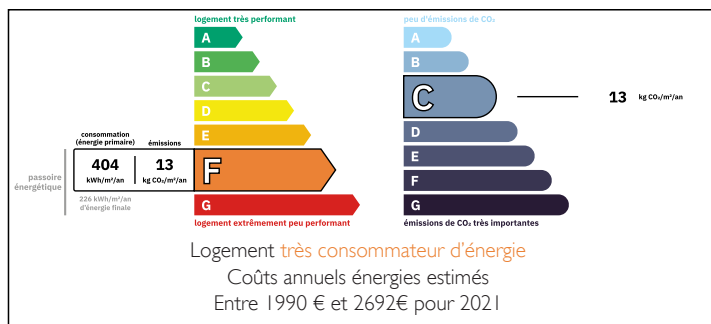
Town:	Fougerolles-du-Plessis
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	400 m2

IN BRIEF

This beautiful granite stone property perfectly blends authentic character with modern comfort. Original features such as exposed beams, stone walls, and high ceilings showcase its timeless charm, while the newly installed windows and contemporary kitchen ensure all the conveniences of modern living.



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

Situated within walking distance of all amenities in Fougerolles-du-Plessis, this home is ideal as a main residence or as a lock-up-and-leave holiday property.

The entrance opens into a spacious open-plan living and dining area, featuring a central wood-burning stove for cosy evenings. The modern kitchen is fully equipped with appliances and includes a central island and breakfast bar — ideal for casual dining. A WC completes this floor.

A stunning ancient curved staircase housed within the property's own turret leads to the upper levels, adding a touch of historic charm.

On the first floor, there are two large double bedrooms and a third room, currently used as a dressing room or office, which could easily serve as a fourth bedroom. A modern shower room with WC is also found on this level.

The second floor features a spacious master bedroom with exposed beams and a fireplace, boasting a freestanding bath, vanity unit, and separate WC.

Outside, you'll find a south-facing terrace perfect for entertaining, and a lawned garden located a short distance from the house.

This exceptional property combines the best of traditional charm and modern style in a village location.

1 hr 45 mins to the nearest ferry port

1 hour to Mont St Michel

A hour to the nearest station with direct routes to Paris

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>