

Charming maison de maître to renovate with garden, outbuildings and 6 acres of land. Huge potential !



INFORMATION

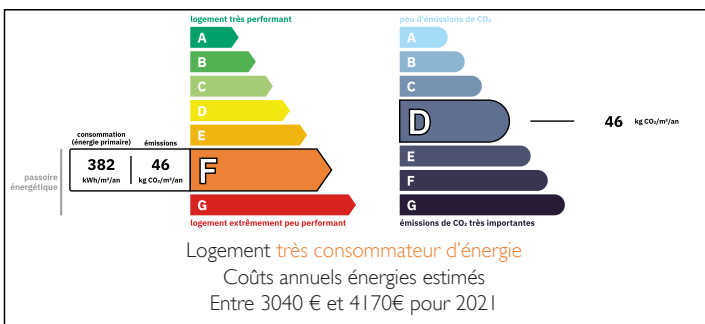
Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	28286 m2



IN BRIEF

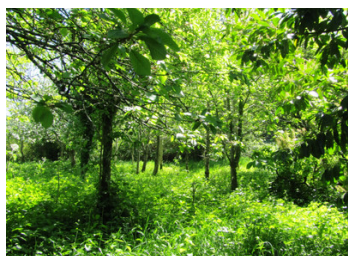
This spacious property in need of renovation is situated in Pré-en-Pail, a welcoming small town in northern Mayenne, close to the Mont des Avaloirs and the Alpes Mancelles, and about 2 hours and 30 minutes from Paris. The surrounding area is ideal for nature enthusiasts, providing easy access to walking, cycling, and fishing along the numerous greenways. It also boasts a wealth of tourist attractions and cultural activities. Everyday conveniences (including shops, restaurants, medical services, and schools) are all reachable on foot, and a supermarket is only a five-minute drive 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.



DESCRIPTION

Constructed around 1840, this elegantly designed maison de maître, featuring a slate roof and adjoining outbuildings, offers remarkable charm and has retained its authentic character.

The entrance hall, floored with cement tiles, opens to a dining room on the left, complete with hardwood floors, a fireplace, and decorative paneling. To the right, you'll find a living room featuring an open granite fireplace. The kitchen can be reached from both the hall and the dining room and benefits from a window overlooking the garden. A room connected to the living area can serve as an office or a child's bedroom. Directly opposite the entrance, a door provides access to the rear garden.

A graceful staircase leads to a landing that distributes a bright primary bedroom with an adjoining space (ideal as a child's room or dressing room), two additional bedrooms, and a shower room with toilet. The attic offers potential for future conversion.

The dining room, living room, and bedrooms all retain their original parquet flooring and fireplaces. The house's roof structure and slate covering are in good condition and maintained regularly. Apart from the living room, the electrical installation has been updated to current standards, and the meter has been recently replaced.

Room dimensions :

Entrance hall: 5 m x 1.29 m

Dining room: 4.6 m x 4.5 m

Kitchen: 2.4 m x 2.3 m

Lounge: 4.5 m x 4.3 m

Adjoining room: 7.2 m x 3.1 m

Bedroom 1 (master): 5 m x 4.3 m (Dressing room: 2.7 m x 2.2 m)

Bedroom 2:...

LOCAL TAXES

Taxe foncière: **950 EUR**

Taxe habitation: **EUR**

NOTES