

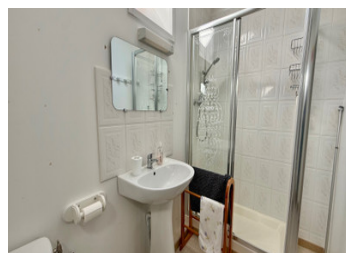
2 bedroom country house with garden & development potential, countryside views

EXCLUSIVE



INFORMATION

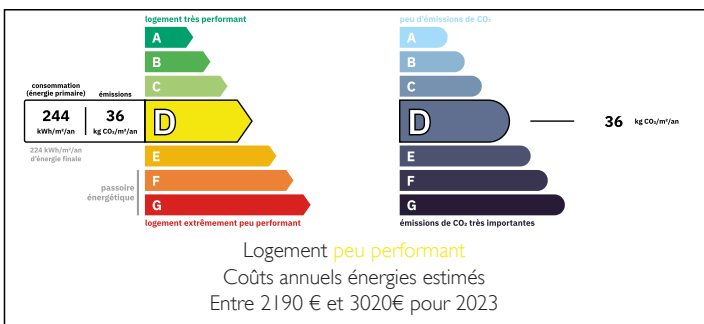
Town:	Villepail
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	110 m ²
Plot Size:	1900 m ²



IN BRIEF

Set in the rolling countryside of Mayenne, just 10 minutes from Javron-les-Chapelles and Pré-en-Pail, this charming two-bedroom country house enjoys far-reaching countryside views. The well-maintained, semi detached property offers spacious, light-filled accommodation with flexible living space, along with excellent potential to create a third bedroom or further develop. Ideal as a permanent home or peaceful rural retreat, the property also benefits from a garden and private parking.

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

On the ground floor, there is a fitted kitchen with views over the garden, and a generous living/dining room (29.65m²) with a wood-burning stove and dual aspect windows and patio doors, creating a bright and welcoming main living space. Also on this level is a ground floor bedroom (15.49m²) and a bathroom with WC (6.90m²).

In addition, there is a laundry room (6.18m²). From here, there are two doors — one leading to a workshop (19.80m²) and the other to a log store (21.37m²), offering useful storage and further potential.

On the first floor, the space is arranged as a large open-plan sitting room/bedroom (44.89m²), enjoying far-reaching views across the surrounding countryside. There is also a shower room (8.14m²) with WC, and a further attic room (31.27m²) which is ready to be finished as an additional bedroom, office, or workspace.

To the rear of the property are attached outbuildings, offering additional potential for extension or reconfiguration (subject to any necessary permissions), with direct access to the garden.

Outside, the property benefits from a rear garden, an established front garden, and ample parking for several vehicles. A former bread oven adds to the character, and there is a further parcel of garden located on the opposite side of the lane.

The property is fitted with double glazed windows and doors and has gas central heating. It is to be sold fully furnished.

Within easy distance of all the local places of interest including the town of Javron-Les-Chapelles - 6kms with all...

LOCAL TAXES

Taxe habitation:

EUR

NOTES