

A nice 4-bedroom house with a garden and pool, located on the edge of a village near the Alpes Mancelles.



INFORMATION

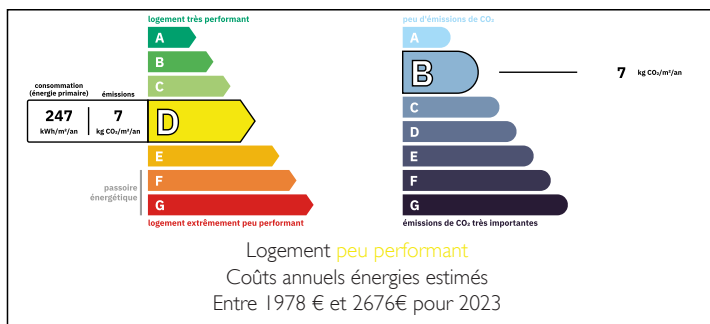
Town:	Saint-Aubin-du-Désert
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	1180 m2

IN BRIEF

Located in the northern part of the Mayenne department, near the Alpes Mancelles, 25 minutes from Alençon and 45 minutes from Le Mans, this 4-bedroom home is ideal as a primary residence or a vacation home, with its covered terrace, low-maintenance garden, and swimming pool.



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 of this charming house, you'll find an entryway with closets leading to two bedrooms, a wc, a renovated shower room, and a bright fitted kitchen that opens onto the living-dining room. This living area opens onto a balcony.

The upper floor features a landing with closets leading to two bedrooms and a shower room. The basement includes a garage/workshop, a cellar, and a laundry room.

Some windows are double-glazed PVC and benefit from solar-powered roller shutters. The roof was completely redone and insulated in 2024. The east side is covered with slate, while the west side is clad in white insulated metal sheeting to keep the house cool in summer. Heating is provided by a wood-burner located in the living room. It is possible to install a heat pump using the existing radiators.

Surrounding the house, the fully fenced garden features a covered terrace and a heated pool with its own equipment space. This pleasant relaxation area also includes a wooden shed for storing firewood or gardening tools.

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

NOTES