

Immaculately presented 3 bed renovated detached country house with garden and attached barns

EXCLUSIVE



## INFORMATION

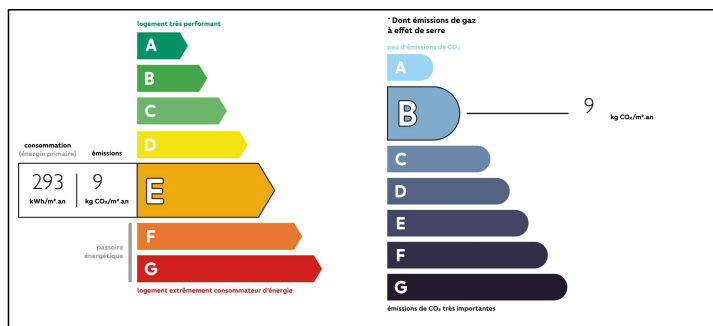
Town:	Villepail
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	970 m2

## IN BRIEF

Viewing Recommended. Renovated throughout and must be seen to be appreciated, ideal family home with attached barns, garden and a superb covered entertaining area. Conveniently situated just on the edge of the village, perfect for outdoor pursuits and exploring the beautiful Mayenne countryside and the stunning Alpes Mancelles. A short drive (6km) will take you to either Javron-les-Chapelles or Villaines-la-Juhel both of which have all local amenities including schools, shops, swimming pools, supermarkets, local commerce etc.



## 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 foncière: 438 EUR**

## NOTES

## DESCRIPTION

Charming stone house which has been tastefully decorated throughout is set in the village of Villepail. This property has the added bonus of being sold furnished, it benefits from double glazing and a good roof, plenty of parking and unobstructed views of the countryside from the rear garden

Enter into spacious living room which has wooden flooring and a feature fireplace with woodburning stove, to the right is a double bedroom with a walk-in dressing. Separate snug with a cosy woodburner perfect room for relaxing. Off the lounge is shower room then step down into a bright kitchen which has newly fitted units and integrated appliances, large window to take in the picturesque countryside views. Small utility room is accessed from the kitchen.

Head up the staircase to a large spacious landing leading to two double bedrooms and a family bathroom. Double doors from the hall lead to a super terrace area in which to enjoy the views from this elevated position

Back door leading to a fabulous huge covered terrace, an impressive 10m x 8m, perfect for entertaining, easy to maintain enclosed garden which is mainly laid to lawn.

Attached barns and cellar all accessible from the front

Living room - 6 x 5.2

Room - 3 x 3

Kitchen - 4.5 x 3

Shower room with WC - 2 x 1.1

Bedroom 1 - 2.8 x 4.7 with dressing room 1 x 3

1st floor

Bedroom 2 - 3 x 3.4

Bedroom...