

Pretty 3 bedroom village house with garden, large garage/workshop and parcel of land

EXCLUSIVE



INFORMATION

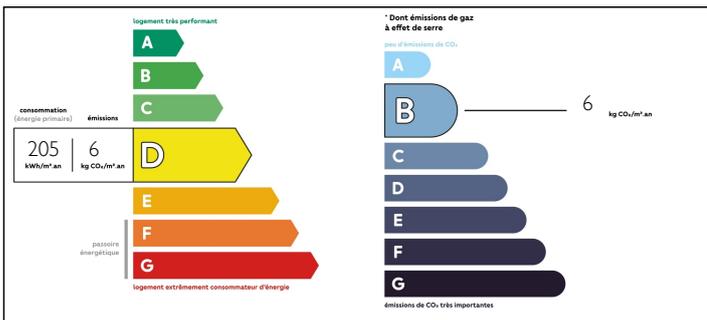
Town:	Saint-Calais-du-Désert
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	119 m2
Plot Size:	1441 m2

IN BRIEF

This is a delightful three bedroom house in the heart of a quiet Mayenne village, just minutes away from the bustling town of Pré-en-Pail, which has all local amenities including restaurants, bars, supermarket and swimming pool. The nearby city of Alençon has train links to Paris and Le Mans. Cross Channel ferries 1.5 hours, Caen



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

Super property which has been updated by the current owner so that it now benefits from wood burning stove, air source heat pump and a solar panel for the hot water.

There is a large living room with central fireplace and a spacious fitted kitchen on the ground floor, along with a snug, and a utility/shower room. On the first floor are three bedrooms, a bathroom with a separate toilet. Room to expand into the attic which has already been boarded.

There is a small patio leading to an enclosed good sized rear garden with a large garage/workshop

There is a separate parcel of land 450m away from the property

LOCAL TAXES

Taxe foncière: **460 EUR**

Kitchen - 4.7 x 3
Lounge - 6 x 4.7
Snug - 5.8 x 2.6
Bedroom - 3 x 3.5
Bedroom - 3.8 x 4.7
Bedroom - 3 x 4.5

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

NOTES