

UNDER OFFER - Imposing 4 bed town house with rear garden and huge outbuilding/garage - B&B potential

EXCLUSIVE



INFORMATION

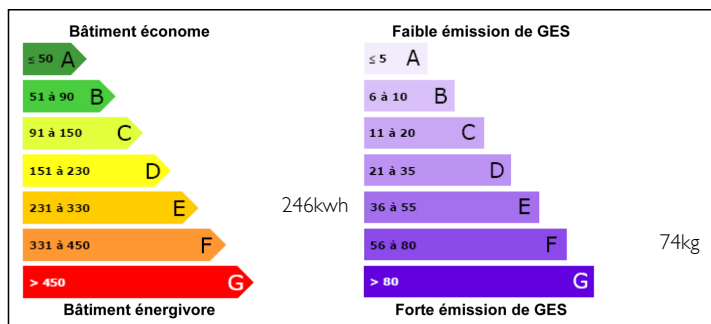
Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	4
Bath:	1
Floor:	94 m2
Plot Size:	495 m2

IN BRIEF

UNDER OFFER - Grand old town house ideal family home or B&B potential, situated in a popular market town within walking distance to all amenities including schools, bars, supermarket, medical centre etc. The larger town of Alençon is just 30 minutes by car which has train links to Paris and Le Mans, Caen ferry 1.5 hours



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: 521 EUR

NOTES

DESCRIPTION

UNDER OFFER - This large spacious town house has been recently decorated on the ground and first floor, some rooms are still to finish so you can still put your own stamp on it. The property benefits from oil heating and mains drainage, rear enclosed garden leading to a huge building which is large enough for at least 3 cars

GROUND FLOOR

Hall

Office/bedroom – 4.3 x 2.3

Kitchen – 3.3 x 4.1

Dining Room – 2.1 x 5.5

Lounge – 3.9 x 4.5

WC

1ST FLOOR

Bedroom 1 – 4.4 x 3.5

Bedroom 2 – 3.1 x 4.4

Shower Room – 2 x 3.2

2ND FLOOR

Bedroom 3

Bedroom 4

ATTIC

Room 1 – 3.5 x 3

Room 2 – 3.2 x 3.6

Room 3 – 3 x 4

Two cellars one of which houses the oil boiler and oil tank

Enclosed rear garden leading to a huge garage/workshop with attic storage space above, attached lean to building, both buildings have access to rear road

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