

**UNDER OFFER - Delightful 4-bed house in just over one and a half acres with barns and old cottage.**



## INFORMATION

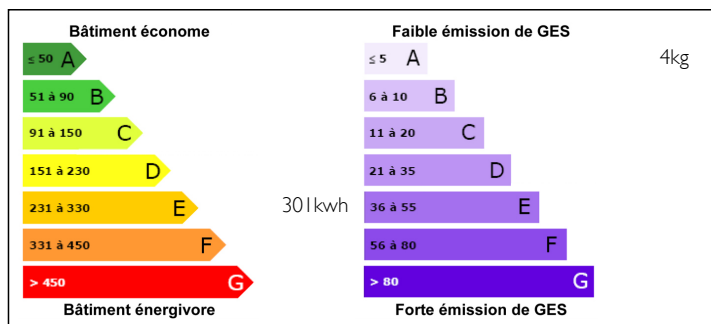
Town:	Villepail
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	6249 m2

## IN BRIEF

**UNDER OFFER** - Situated at the end of a small hamlet this traditional stone property is well worth a look, beautifully decorated throughout with spacious rooms and some fabulous views of the open countryside. Plenty of outdoor seating areas and a raised decking perfect for watching the sunset with a glass of wine! Several old stone barns and even an old cottage to renovate Perfect location 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: 656 EUR

## NOTES

## DESCRIPTION

The main house currently comprises large bright kitchen with plenty of fitted units, woodburning stove and tiled floor, double doors to main living room with fireplace and wood burner stove, step down to a bedroom/office leading on to a modern shower room with wc, useful utility room to the ground floor with access to the garden.

The first floor is accessed via the staircase from the lounge leading to a large bright landing which serves three double bedrooms and a family bathroom.

Attached to the main house is a derelict cottage comprising a main room with fireplace, cellar and attic. This could make an ideal gite or annexe once renovated.

The house is set in just over one and a half acres, with gently sloping land which is mostly enclosed, there is a well and plenty of stone barns and outbuildings. The land is mainly to the front and side with views over the surrounding countryside, it is mainly grass and not over looked, plenty of room for horse or pony, vegetable plots, chickens etc if you are looking for the good life!

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