

Beautiful 4 bedroom house set in elevated position with fabulous views of the rolling Mayenne countryside, large garden and field



INFORMATION

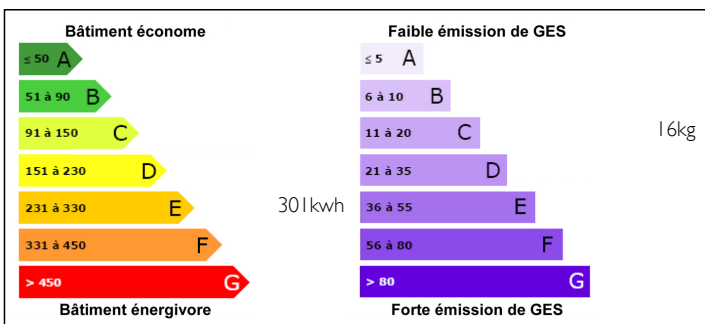
| | |
|-------------|-----------|
| Town: | ST SAMSON |
| Department: | Mayenne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 155 m2 |
| Plot Size: | 14076 m2 |



IN BRIEF

This delightful property is situated in a peaceful hamlet surrounded by countryside, the house is spacious light and airy with a decking area to the front large gardens and adjacent field. Just a few minutes drive to the centre of Pre en Pail which offers all local amenities including schools, bars, supermarket, medical centre and swimming pool. The larger town of Alencon 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:

621 EUR

NOTES

DESCRIPTION

Inside on the ground floor you will find:

- ENTRANCE HALL (1.4 x 6.8) with tiled floor and storage cupboard
- KITCHEN/DINING ROOM (5.2 x 5.4) fitted kitchen with tiled floor, feature dual face brick and stone fireplace, window and door to decking area
- LOUNGE (5.4 x 3.9) tiled floor, wooden beams and two windows
- OFFICE (2.9 x 3.9) with one window and access door to store room and garage
- BATHROOM (2.1 x 2.1) with double sinks and Italian shower
- WC
- STORE ROOM

Staircase from the hall leads to:

- LANDING
- BEDROOM 1 (3.3 x 3.4) with wooden ceiling and two windows
- BEDROOM 2 (4.6 x 2.5) with wooden ceiling and window
- BEDROOM 3 (2.8 x 3.8) with wooden ceiling and two double windows, far reaching countryside views
- BEDROOM 4 (3.6 x 3) with velux window
- BATHROOM (1.9 X 2.1) with bath and sink
- WC

Outside:

There are two garages attached to the house and one separate garage, all on 4000 m² of land so plenty of parking, the garden is to the front and side of the property and is mainly laid to lawn with mature planting, hedging and trees. There is a 1 hectare field next to the garden laid to grass, ideal for a horse or pony.

NOTE:- the property is actually being sold with 2 hectares of land however 1 hectare is rented to a local farmer on a long term rental and the rental for such is currently 135€ per year. The hectare free from tie is attached to the property and is to...