

Perfect lock-up-and-leave charming 2-3 bedroom furnished holiday home situated in a peaceful village.

EXCLUSIVE



INFORMATION

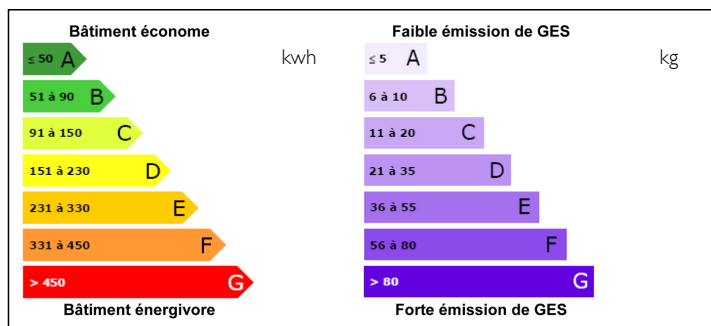
Town:	Saint-Calais-du-Désert
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	43 m2

IN BRIEF

This is the perfect low maintenance holiday property, modernised throughout but still retaining lots of original features. Situated in the centre of a village just minutes away from the bustling town of Pre-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.



LOCAL TAXES

Taxe foncière: 460 EUR

NOTES

DESCRIPTION

This idyllic retreat for those wanting to escape a busy life is perfectly suited for exploring this stunning area, surrounded by beautiful Mayenne rolling countryside with plenty of paths and cycle tracks

Enter through the main door into large open plan LOUNGE/KITCHEN – this is a bright sunny room with traditional tomette tiled flooring, dining and lounge area, fabulous recently fitted kitchen with plenty of units and worktop space

Head up the original oak staircase to the 1st floor landing which serves two double bedrooms and a family bathroom which has a large bath with a shower over, hand basin and toilet

Continue up the staircase to the 2nd floor into a super spacious bright room with plenty of original oak beams, this room has been boarded and ready for the new owner to use as either additional bedrooms or maybe an upstairs lounge

This house benefits from double glazing and mains drainage. There is plenty of parking either outside or nearby at the church. There is no garden which means no maintenance, leaving you free to enjoy your holiday!

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