

Character Cottage with Potential – Quiet Hamlet Setting



INFORMATION

Town:	Montreuil-Poulay
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	141 m2
Plot Size:	1000 m2

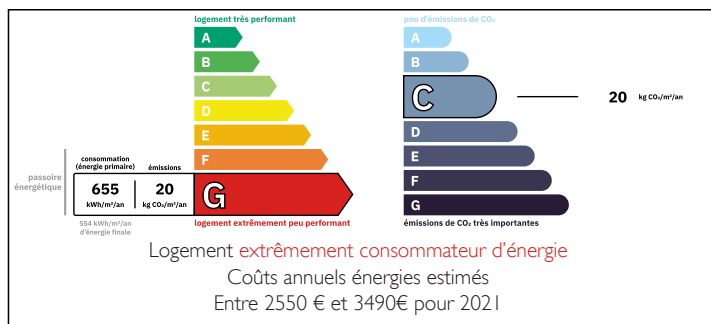
IN BRIEF

Situated in a peaceful hamlet with just three neighbouring properties, this three-bedroom cottage offers a wonderful opportunity for a buyer looking to modernise and create a charming countryside home.

The property has been in long-term ownership and is now ready for its next chapter. While some updating, redecoration and improved ventilation/heating would enhance the interior, it provides generous room sizes, character features and excellent potential to add value.



ENERGY - DPE



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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

Ground Floor

The entrance hall leads to a spacious kitchen/dining room (19.94m²) with oak-style cabinetry and views over both the front courtyard and rear garden. Double doors open into the lounge (22.65m²), where a chimney insert wood burner creates a cosy focal point.

First Floor

Upstairs are three well-proportioned bedrooms (16m², 14.93m² and 11m²). The principal bedroom enjoys access to a separate shower room and WC via its own small hallway. Large Velux windows allow for excellent natural light throughout.

Additional Space & Scope

An attached 30m² side annexe/cellar provides useful storage or future conversion potential (subject to necessary permissions). A 15m² garage adds further practicality.

Outside

The front courtyard offers parking for 3–4 vehicles. The enclosed rear garden includes a patio area, lawn, mature shrubs, an apple tree, wood shed and additional storage shed — an excellent blank canvas for landscaping improvements.

The fosse system was replaced three years ago and conforms to current standards.

Location

Set in a quiet rural lane within a small hamlet, the property enjoys a peaceful setting just minutes from Montreuil-Poulay, 6km from Lassay-les-Châteaux and 12km from Mayenne, where you'll find supermarkets, schools, banks, restaurants and amenities. The ferry port at Caen is approximately 1

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