

Super 4 bedroom house with attached barn and garden in peaceful location with views of the open countryside.

EXCLUSIVE



INFORMATION

Town:	Neuilly-le-Vendin
Department:	Mayenne
Bed:	4
Bath:	1
Floor:	155 m2
Plot Size:	1635 m2

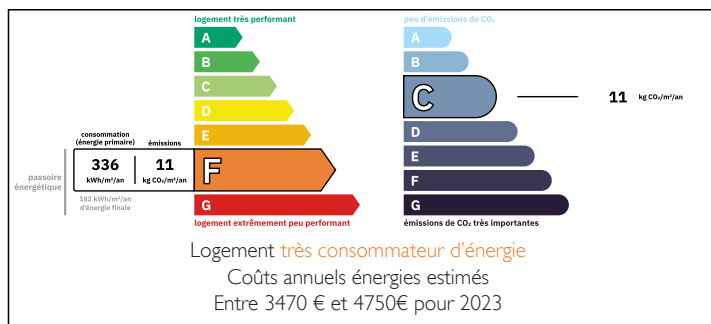
IN BRIEF

Situated at the end of a lane with no passing traffic you will find this charming 4-bedroom house with large garden, barn and garage. Full of character and original features with open views, and a peaceful setting, ideal main home or country getaway.

The village of Couptrain, with a local pub and restaurant is only 2km away. The nearby market town of Pré-en-Pail (10km) offers a full range of amenities, while the elegant spa town of Bagnoles-de-l'Orne is just 18km. The Cross-Channel ferry port is just 1.5 hours away, making the location convenient yet rural.



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: 520 EUR

NOTES

DESCRIPTION

Set in a peaceful rural location, this spacious and well-presented property is ideal for those seeking a relaxed lifestyle surrounded by nature. Just 750 meters from the renowned Véloscénie cycle route, which connects Paris to Mont-Saint-Michel, the area is perfect for walking, cycling, and enjoying the outdoors.

Ground Floor

Entrance Hall

Entrance with shower room featuring WC and washbasin.

Kitchen & Dining Room – 6.3m x 7.5m

Bright and spacious open-plan area with a fitted, modern kitchen. Includes built-in oven, gas hob, and white goods (included in the sale). Two front-facing windows flood the space with natural light, while tiled flooring adds a clean and practical finish.

Lounge – 4.4m x 6.5m

A generous living space with exposed stone walls and a large wood-burning stove

Sunroom – 3m x 3m

A delightful addition with wooden flooring and double doors leading to the patio—ideal for enjoying the garden views all year round.

Covered Patio – 5m x 4m

Perfect for al fresco dining or entertaining, this covered terrace extends your living space outdoors in all seasons.

First Floor

Stairs from the dining room lead to 1st floor landing which serves the four bedrooms and shower room

Bedroom 1 – 3.8 x 3m

Bedroom 2 – 4.6m x 4.2m

Bedroom 3 – 4.4m x 3.6m