

Pretty 3 bedroom semi detached country cottage with large garden and open views

EXCLUSIVE



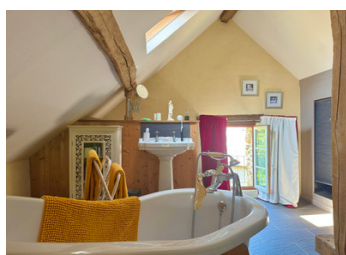
INFORMATION

Town:	Saint-Calais-du-Désert
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	1675 m2

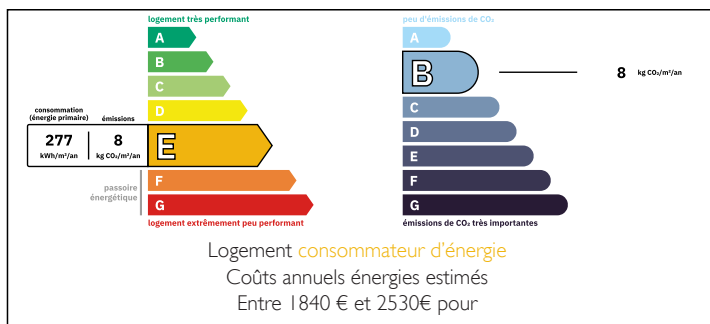
IN BRIEF

Nestled at the end of a tranquil no-through road in the rolling Mayenne countryside, this picture-perfect "chocolate box" cottage is brimming with original features and charm. Beautifully presented and lovingly maintained, the property offers a true escape to the country in an idyllic hamlet setting.

The village of Couptrain, with its popular pub is less than 3km away. The thriving market town of Pré-en-Pail is just 10km and provides all local amenities, while the famous spa town of Bagnoles-de-l'Orne is a short 18km drive. The Cross-Channel ferry at Caen is conveniently reachable in around 1.5 hours.

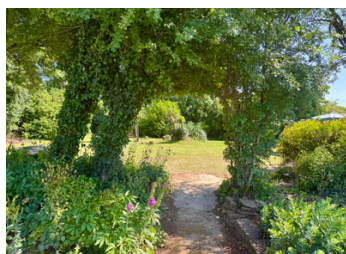


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 591 EUR

NOTES

DESCRIPTION

Ground Floor:

Kitchen – 4.6m x 4m

Featuring original stone flooring, exposed oak beams, and a charming fireplace with wood-burning stove. A cleverly showcased original bread oven, visible through a glass panel, adds unique character. The kitchen is fitted with freestanding wooden units, a gas oven, and a butler-style sink.

Utility Room – 2.4m x 1.3m

Practical space with sink and WC, ideal as a cloakroom or laundry area.

Sunroom – 2.4m x 4m

A delightful, light-filled room—perfect for relaxing with a book or enjoying a spot of birdwatching, while taking in the garden views.

Lounge – 5m x 5.4m

A spacious reception room featuring tiled flooring, exposed beams, and a large stone fireplace with wood-burning stove.

Ground Floor Bedroom – 4m x 5m

Bright and airy with tiled flooring and two windows. En-suite shower room (2m x 4m) includes double sinks, WC, and a large walk-in tiled shower.

First Floor: Accessed via the original oak staircase.

Master Bedroom – 5m x 8.3m

A stunning vaulted room with impressive oak beams, generous storage, and a roll-top bathtub. Also includes a sink and WC, creating a private and elegant retreat.

Bedroom 3 – 2.5m x 4.5m

A charming room with original flooring and countryside views.

Shower Room – 2.3m x 3m

Modern and stylish with walk-in shower, WC, and