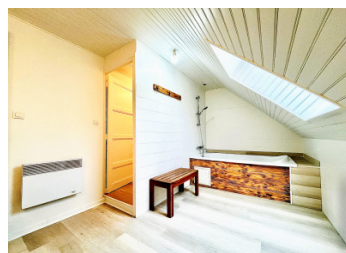


Detached Village House with Large Enclosed Garden, Outbuildings & Parking - Family-Friendly Village Location



INFORMATION

Town:	Neuilly-le-Vendin
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	114 m2
Plot Size:	2064 m2

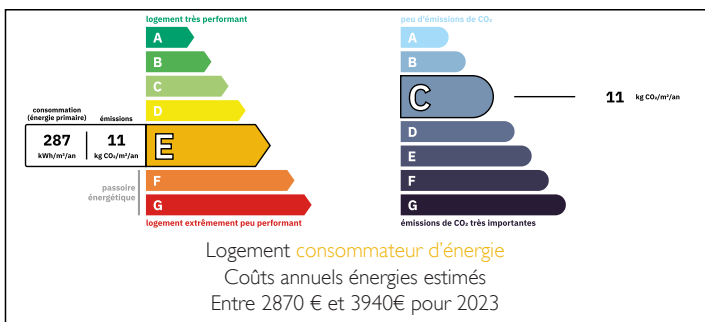


IN BRIEF

UNDER OFFER This spacious family home on the edge of a working village is ideal for hands-on buyers ready to complete finishing touches. Featuring 3/4 bedrooms, a large open-plan living area, full garage/basement with internal access, ample parking and a fenced garden with a well, workshop, and outbuildings, the home offers fantastic potential. It benefits from electric heating

Situated within walking distance to the centre of the village, just a short drive will take you to the beautiful spa town of Bagnoles de l'Orne or Lassay-les-Châteaux or the bustling town of Pre-en-Pail which offers all local amenities including schools, bars, vets, supermarket, medical centre and swimming pool. The larger town of Alençon is just 35 km (22 miles) which has train links to Paris and Le Mans, Caen ferry 110 km (68 miles).

ENERGY - DPE



This spacious detached house has lots of...

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.



DESCRIPTION

It comprises:

GROUND FLOOR:

- Large open-plan living room & kitchen (approx. 55 m²): Bright and welcoming, with wood-burning stove, and plenty of space for family living and entertaining.
- Room/Bedroom/Office (Approx. 9 m²): Perfect as a ground floor guest bedroom, study or playroom.
- Conservatory (~8.65 m²): With electric shutters and access to the garden at the rear. Ideal for relaxing and enjoying garden views year-round.
- Separate WC (1.30 x 0.85 m)
- Recent extension (6.9 m x 1.50 m): With windows and side door to the garden – perfect as a utility, storage corridor, or future mud room.
- Wooden staircase leading to first floor.

FIRST FLOOR:

Landing leading to:

- Bedroom 1 (2.937 x 3.927 m): Velux window, electric heating, and hidden storage behind wall hatch.
- Bedroom 2 (2.938 x 3.901 m): Velux window, electric heating, and hidden storage behind wall hatch..
- Bedroom 3 (4.048 x 2.796 m): Sloping ceiling with Velux window, cosy and light-filled.
- Bathroom: Equipped with bath/shower, double washbasin, Velux window, electric heating.
- Separate WC: (0.95 x 0.82 m)

BASEMENT / GARAGE :

- Garage (approx. 55 m²) under the house, accessible internally. Also includes cellar and boiler room. Plenty of space for vehicles, tools, or a home workshop.

ATTIC

- Usable attic space with windows : ideal for storage, hobby space, or potential further conversion (subject to appropriate planning and work)

LOCAL TAXES

Taxe foncière: **477 EUR**

NOTES