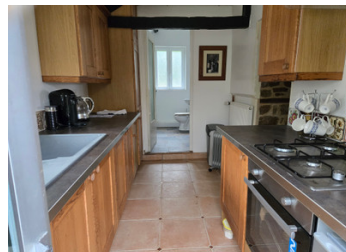
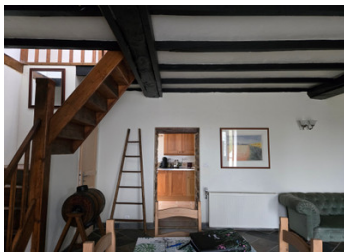


Charming 2 bedroom Stone House with Countryside Views in a small hamlet, ready to move in

EXCLUSIVE



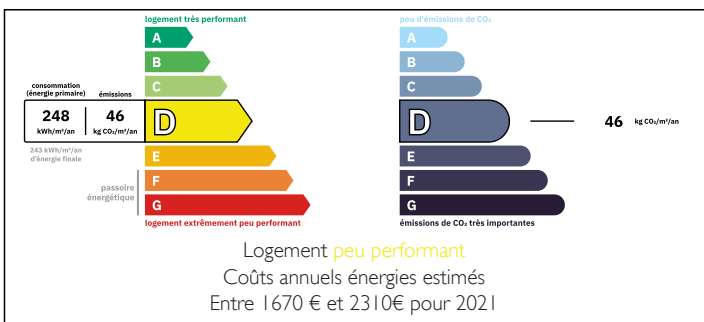
## INFORMATION

Town:	Saint-Mars-sur-la-Futaie
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	70 m <sup>2</sup>
Plot Size:	717 m <sup>2</sup>

## IN BRIEF

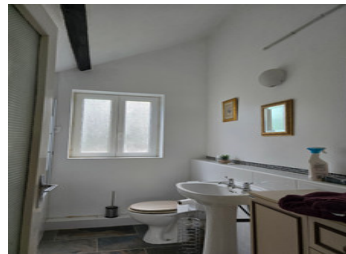
Delightful 2-bedroom, 1-bathroom home offering 70sqm of easy-care living — perfect as a holiday lock-up-and-leave property or as a permanent home. Stay comfortable year-round with a cozy wood burner and gas central heating. The generous back garden provides great space for relaxing or entertaining, while the spacious front garden enhances privacy and appeal. Ideal for a young couple, small family, or those seeking a low-maintenance holiday home with charm and practicality.

## 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.



## DESCRIPTION

### Charming Stone Cottage with Countryside Views

Full of character and warmth, this attractive stone house with its traditional slate roof offers comfortable living in a peaceful setting with open field views.

Step through the ornate wooden front door into a welcoming living space where stunning Indian stone flooring flows seamlessly throughout the ground floor. The living room is both cosy and generously proportioned, centred around a charming wood-burning stove and complemented by gas central heating for year-round comfort. There is ample space for both relaxed seating and a dining area, making it ideal for everyday living and entertaining.

The well-appointed kitchen combines practicality with style, featuring attractive cabinetry, generous storage, an electric oven, and a gas hob. The boiler is neatly concealed within the cupboards, maintaining a clean and uncluttered finish. From the kitchen, you access the ground-floor bathroom, fitted with a bath with shower over, washbasin, and WC. Shuttered windows allow natural light while ensuring privacy.

Upstairs, a bright landing benefits from a large Velux window, filling the space with natural light. The master bedroom is a good size and enjoys lovely views over the surrounding fields. The second bedroom is also well proportioned and versatile, comfortably accommodating either twin beds or a double bed, while offering equally attractive countryside views.

Outside, the rear garden is fully gravelled for ease of maintenance and benefits from a newly installed septic tank (2025). The front garden is also gravelled, providing low-maintenance outdoor space and ample off-road parking directly in front...

## LOCAL TAXES

**Taxe foncière: 638 EUR**

## NOTES