

**Character 2-bed country cottage with heated plunge pool, garden cabin & open views – walk to village amenities**

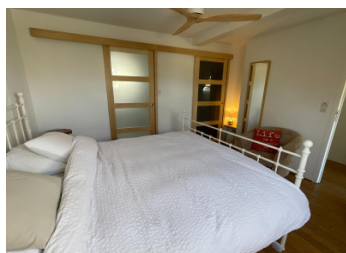


## INFORMATION

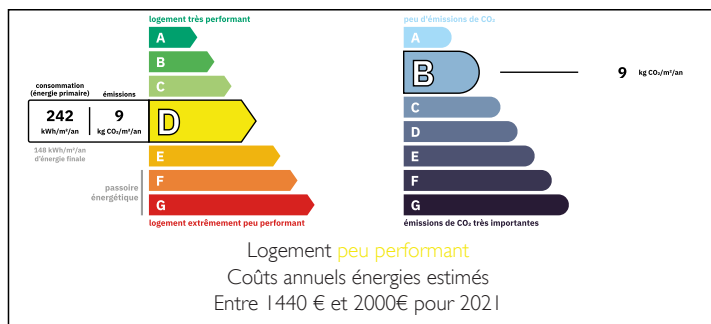
|             |          |
|-------------|----------|
| Town:       | Le Ribay |
| Department: | Mayenne  |
| Bed:        | 2        |
| Bath:       | 3        |
| Floor:      | 91 m2    |
| Plot Size:  | 2025 m2  |

## IN BRIEF

Set in a peaceful hamlet yet within 1km of village amenities, this attractive 2-bedroom cottage combines countryside living with everyday convenience. Both bedrooms have their own shower rooms & WC, while outside there is an enclosed garden with open field views, a solar-heated saltwater plunge pool and a 14m<sup>2</sup> heated garden cabin – ideal as an office, studio or relaxation space. With private parking, useful outbuildings and a compliant fosse installed in 2023, it would make an appealing permanent home or easy-to-maintain holiday retreat.



## 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: 480 EUR

## NOTES

## DESCRIPTION

Set in a peaceful hamlet just outside the village, this attractive cottage enjoys open countryside views while remaining within 1km of a bakery, café and bar/restaurant – an appealing combination for either a permanent home or holiday property.

A private gated driveway provides parking for two vehicles and leads to the house and enclosed garden.

The front door opens into a bright and welcoming 28.24m<sup>2</sup> lounge, with wooden flooring and a wood-burning stove set within a character fireplace. A door and window overlook the garden, providing plenty of natural light and direct access outside.

The 17.54m<sup>2</sup> kitchen/dining room is generously proportioned, with fitted cabinetry and appliances and windows to both the front and rear.

Also on the ground floor is a useful 6.68m<sup>2</sup> utility/boot room with sink and laundry facilities, together with a 3.19m<sup>2</sup> shower room with WC. There is internal access to the 10.70m<sup>2</sup> outbuilding/tool shed, which houses the hot-water tank and provides practical additional storage.

Upstairs, a bright landing with views over the garden and surrounding countryside leads to two bedrooms, positioned on opposite sides of the landing.

The 13.06m<sup>2</sup> principal bedroom has a large Velux window, walk-in wardrobe and its own 4.08m<sup>2</sup> en-suite shower room with WC and basin.

The 11.06m<sup>2</sup> second bedroom also has a Velux window and benefits from its own 3.84m<sup>2</sup> en-suite shower room with WC and basin, making the layout particularly convenient for guests.

Outside is where this property really comes into its own. The enclosed garden is mainly laid to lawn,