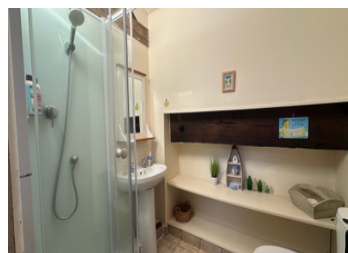
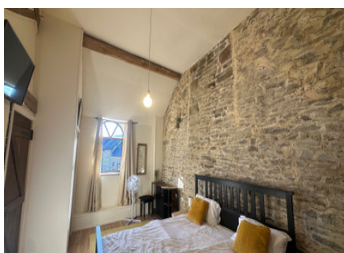


Charming 3-Bedroom Village Home with Open-Plan Living & Private Parking



INFORMATION

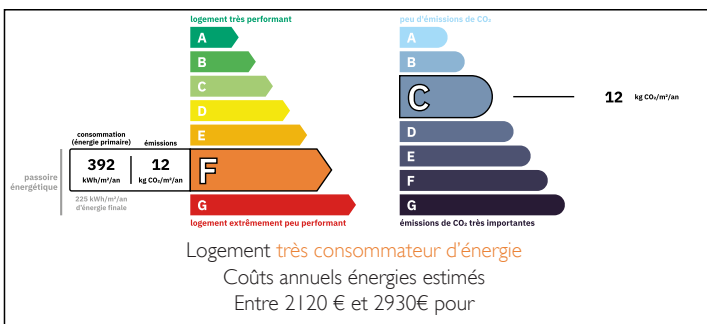
Town:	Sainte-Marie-du-Bois
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	76 m ²
Plot Size:	670 m ²



IN BRIEF

This charming three-bedroom semi detached village home offers beautifully arranged accommodation combining character and modern open-plan living. The property opens into a bright and spacious living area, where the lounge, kitchen and dining space flow seamlessly together, creating a sociable and welcoming environment. The lounge is centred around a characterful log burner, while the kitchen and dining area provide a practical yet stylish space for everyday living and entertaining. Upstairs, a wrap-around landing leads to three well-proportioned bedrooms, including a generous master bedroom with built-in wardrobe and private ensuite shower room. A family shower room and convenient laundry cupboard complete the upper floor. Situated in the centre of a peaceful village and benefiting from private parking, this attractive home offers comfort, charm and practical modern living.

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

Entrance & Open-Plan Living Area

Entering through the front door, you are welcomed directly into a bright open-plan living area that forms the centrepiece of the home. The space is thoughtfully arranged to create distinct areas for relaxing, cooking and dining while maintaining a sociable open layout.

Lounge – 18.17m²

Positioned to the right of the entrance, the lounge is a generous and comfortable space featuring a log burner, creating a warm focal point ideal for cosy evenings. The room offers plenty of space for seating and relaxation within the open-plan layout.

Kitchen – 5.72m²

To the left of the entrance, the kitchen is well laid out and equipped with an electric hob, oven and fridge, providing practical workspace and storage while remaining connected to the main living area.

Dining Area – 11.19m²

Located just off the kitchen, the dining area comfortably accommodates a dining table and chairs, making it ideal for both everyday meals and entertaining guests.

First Floor & Landing

Stairs lead to a wrap-around landing area that provides access to all bedrooms and bathrooms, creating a practical and well-connected upper floor.

Bedroom 1 – 9.04m²

This bedroom features laminate flooring and a Velux window, allowing natural light to fill the room while maintaining a cosy and private feel.

Laundry Cupboard

Conveniently located on the landing is a dedicated laundry cupboard, providing space for laundry/ household storage.

Master Bedroom – 17.39m²

NOTES