LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43920CD53 Price: 345 000 EUR

agency fees to be paid by the seller

Stylish and comfortable 4 bedroom home in a quiet location with swimming pool, conservatory and pretty garden







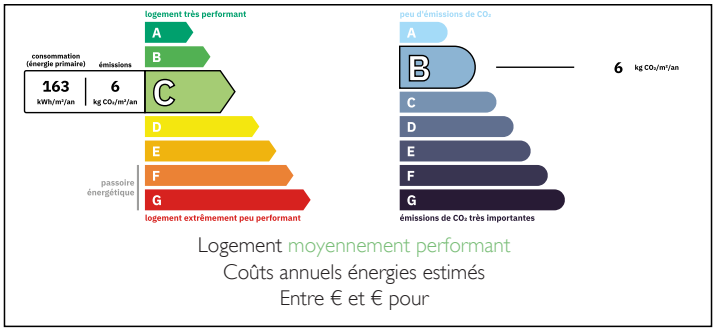








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre € et € pour

INFORMATION

Town:	La Bazouge-des-Alleux
Department:	Mayenne
Bed:	4
Bath:	1
Floor:	155 m2
Plot Size:	1354 m2

IN BRIEF

If you're searching for a home that blends style with everyday practicality, this modern and versatile property is an excellent choice. Built in 2004, it's designed for comfortable, easy living, featuring a spacious single-level layout and generously sized rooms throughout.

Step outside to a welcoming garden, where a recently renovated heated swimming pool and sun-soaked terrace create the perfect setting for relaxing or entertaining during warmer months. In cooler seasons, the bright and airy conservatory offers a comfortable space to enjoy garden views all year round.

Ideally located in a quiet cul-de-sac in a sought-after village, the property benefits from peaceful surroundings and an uninterrupted outlook to the rear. Everyday amenities are just a short drive away in Montsûrs (4 km), while the larger towns of Laval

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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.

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LOCAL TAXES

Taxe foncière:	**800 EUR**

NOTES

DESCRIPTION

The property opens onto a welcoming entrance hall leading to a bright and spacious open-plan living area (24.5 m²), complete with a built-in fireplace that complements the electric heating. An open plan dining room (18.5 m²) leads to the kitchen and conservatory (18 m²), perfect for enjoying natural light throughout the year.

The semi-open-plan kitchen (11.6 m²) is both fitted and fully equipped, providing a practical and sociable cooking space. A well-designed utility room (9 m²) includes built-in cupboards, a sink, and space for a washing machine and tumble dryer, along with a recently installed hot water tank (2024) and direct access to a double garage, (41 m²), with partial loft space above.

On the same level are three generously sized bedrooms, each over 12 m² and featuring large fitted wardrobes. The bathroom (7.8 m²), completely redesigned and refurbished in 2024, includes a walk-in shower and a large fitted cupboard. A separate toilet with washbasin completes the ground floor layout.

Upstairs, the property offers a versatile additional space of 14.5 m², ideal for use as a home office, extra bedroom, playroom, or creative studio, depending on your needs. A separate WC with washbasin completes the upstairs accommodation adding further convenience and flexibility to the home.

The property is well positioned for local and international travel, with direct high-speed rail connections to Paris Montparnasse in just 1h10 from Laval. Rennes International Airport (96 km) provides both internal and international flights and the Normandy coast, with its regular ferry services...