LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44552SVM53 Price: 178 500 EUR

agency fees to be paid by the seller

3-bedroom bungalow with garage & garden, walk to amenities in Villaines-le-Juhel















INFORMATION

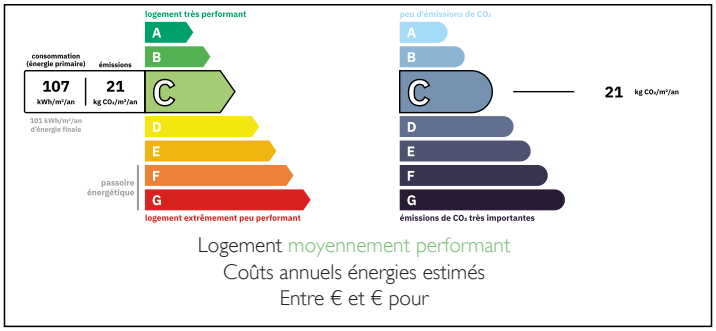
Town:	Villaines-la-Juhel
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	644 m2

IN BRIEF

Spacious three-bedroom bungalow offering comfortable single-level living in a quiet residential area of Villaines-le-Juhel, within easy walking distance of shops, supermarkets, schools and everyday amenities. The property features a bright 30m² lounge/dining room with garden access, a fully fitted kitchen opening onto a terrace with pergola, and a private enclosed garden.

Two driveways, an attached garage with utility areas and loft storage, plus a separate workshop/hobby room provide excellent additional space. A practical, easy-to-maintain home ideally suited to permanent living or retirement.

ENERGY - DPE



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

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44552SVM53 Price: 178 500 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **873 EUR**

NOTES

DESCRIPTION

Situated in a quiet residential area of Villaines-le-Juhel, this well-maintained three-bedroom bungalow offers comfortable single-level living within easy walking distance of shops, supermarkets, schools and everyday amenities.

The front door opens into a tiled entrance hallway (4.61m²), leading to the spacious and bright lounge/dining room (30.08m²). With plenty of room for both relaxing and dining, this welcoming living space also has direct access to the rear garden.

An archway leads through to the fully fitted kitchen (12.38m²), which has direct access to the terrace and pergola - a lovely spot for outdoor dining and relaxing during the warmer months.

The bungalow has three bedrooms (10.55m², 10.13m² and 8.50m²), providing flexibility for family, visiting guests or a home office.

The generous family bathroom (8.50m²) is fitted with both a bathtub and separate shower, together with two washbasins.

At the end of the hallway, an internal door leads directly into the attached garage (31.87m²). This substantial and practical space incorporates the garage, boiler room, laundry area and WC. Above is a grenier/loft providing useful additional storage.

From the garage there is further access to the rear garden and to a separate outbuilding (15.06m²), currently used as a hobby studio. This versatile additional space would work equally well as a workshop, creative studio or storage area.

Outside

The fully enclosed rear garden is mainly laid to lawn, providing a private and manageable outside space. The terrace and pergola adjoining the kitchen create an attractive area for outdoor dining, while two