

UNDER OFFER - Super renovated three bedroom house with workshop and large attached garden -



## INFORMATION

Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	1114 m2



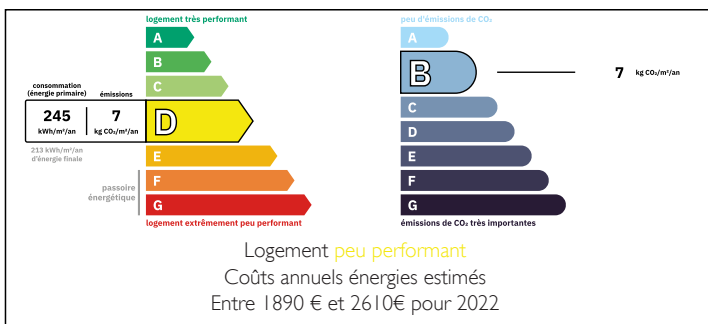
## IN BRIEF

UNDER OFFER - Charming three-bedroom village home full of character, featuring a bright dual-aspect living room, two pellet stoves, original features throughout, and a large mature garden complete with barn and wood store. Conveniently situated just 6km from Pré-en-Pail for everyday shops, restaurants, and local amenities.

Set within the beautiful Parc naturel régional Normandie-Maine and close to Mont des Avaloirs, the highest point in western France, the property enjoys a peaceful setting surrounded by forests, rolling countryside, and quiet country lanes. The area is ideal for walking, cycling, and outdoor living, with numerous trails, forest paths, and cycle routes nearby.

Perfectly positioned for exploring the region's highlights, the property is within easy reach of Saint-Céneri-le-Gérei, officially recognised as one of

## 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

Step through the front door into a bright and welcoming dual-aspect living room featuring tiled flooring and a recently installed modern pellet stove. To the left, the fitted kitchen offers a range of storage units, white goods, and cooker included in the sale, together with a fireplace fitted with a second pellet stove. Leading from the kitchen is a practical walk-in pantry and a ground floor shower room complete with shower, wash basin, and WC.

On the first floor, the property offers three bright and spacious bedrooms, all retaining their original flooring and character. The master bedroom benefits from a walk-in wardrobe and two large windows that flood the room with natural light.

A further staircase leads to the attic space, offering excellent potential for conversion into additional accommodation, a home office, or hobby room etc

Outside, to the rear of the property, there is a useful storage barn with an upper level and attached wood store. A patio area opens onto the large enclosed garden, mainly laid to lawn with mature trees and shrubs providing privacy and welcome shade during the summer months.

The property benefits from a D energy rating.

Parking is available directly in front of the property or opposite by the church, where ample parking spaces are available.

There is also the possibility to purchase the property fully furnished, making it an ideal permanent home, holiday retreat, or rental investment.

Shopping and services are within easy reach: Pre-en-Pail 6km for all local amenities, Alencon (24km), Le Mans...

## LOCAL TAXES

Taxe foncière: **506 EUR**

## NOTES