LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46622DWR53 Price: 137 400 EUR

agency fees to be paid by the seller

Beautiful character 3 bed home with adjoining gîte, stone barns & gardens in idyllic Mayenne countryside.

EXCLUSIVE







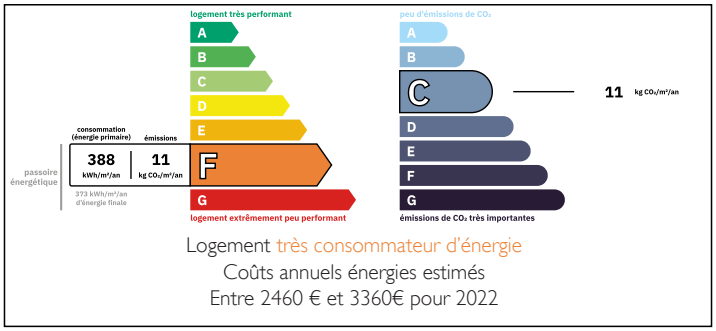








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2460 € et 3360€ pour 2022

INFORMATION

Town:	Neuilly-le-Vendin
Department:	Mayenne
Bed:	4
Bath:	3
Floor:	189 m2
Plot Size:	1948 m2

IN BRIEF

Nestled at the end of a quiet country lane and surrounded by countryside, this charming stone property offers peace, privacy, and an abundance of character. Comprising a three-bedroom house, an adjoining one-bedroom gite/guest cottage, generous gardens, and a collection of traditional stone outbuildings, this is a wonderful opportunity for those seeking a family home, holiday retreat, or property with income potential.

Full of authentic French charm, the house has exposed oak beams, original stone fireplaces, and spacious, light-filled rooms, all enjoying delightful views over the surrounding countryside. The tranquil setting is perfect for nature lovers, while remaining within easy reach of local amenities.

The village of Couptrain, with a local pub and restaurant is only 2km away. The nearby market town of Pré-en-Pail (10km) offers a full range of amenities, while the elegant spa town of

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:	**403 EUR**

NOTES

DESCRIPTION

Main House

A traditional detached stone house beneath a slate roof offering spacious and characterful accommodation.

Ground Floor

Welcoming open-plan living room with fitted corner kitchen (approximately 32m²), featuring exposed oak beams, a stone fireplace with wood-burning stove, and plenty of space for dining and relaxing.

A few steps lead to:

Half Landing

Double bedroom (13m²) with window to the front
Characterful bathroom (6m²) with twin wash basins, WC, a charming vintage-style metal bath, and useful built-in storage cupboards.

Stairs from the living room lead to:

First Floor

Beautiful master bedroom (26m²), a bright and airy room with exposed beams.
Jack-and-Jill shower room (12m²) with shower, wash basin and WC.
Large third bedroom (36m²) with exposed beams and fitted storage cupboards, accessed via the Jack-and-Jill bathroom.

From this bedroom, a staircase leads down to a substantial storage room located beneath, offering excellent potential as a workshop, hobby room or additional storage (36m2)

The property also benefits from a useful cellar/laundry room.

Adjoining Guest Cottage (Gîte)