LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46983LRL53 Price: 77 750 EUR

agency fees to be paid by the seller

Charming 3-or 4-bedroom house with garden and detached barn to convert, in a village in the Mayenne department

EXCLUSIVE















INFORMATION

Town:	La Pallu
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	737 m2

IN BRIEF

This charming village house, featuring a garden and a barn that can be converted into living space, is located 10 km from Couterne—which has several shops (bakery, pharmacy, bank, etc.)—and 12 km from Pré-en-Pail, which offers shops, services, and a supermarket. Ideal as a vacation home, it is close to tourist towns such as Domfront-en-Poiraie, Bagnoles-de-l'Orne, and Lassay-les-Châteaux, and is not far from the Alpes Mancelles. It's the perfect place to relax, enjoy the surrounding nature, and explore historic and cultural sites.

ENERGY - DPE

DPE not required.

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.

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LOCAL TAXES

Taxe foncière:	**650 EUR**
Taxe habitation:	**650 EUR**

NOTES

DESCRIPTION

The entrance to this renovated house with its charming facade opens onto a bright living area leading to a beautiful, recently renovated kitchen-dining room. On the ground floor, there is also a laundry room with a toilets and a cellar.
On the first floor, a landing with a stone fireplace leads to a recently renovated shower room, a master bedroom with an en suite shower room, and another bedroom with an en suite toilets.
The second floor includes an attic bedroom with a sink and a landing area that can be used as a guest room with sleeping space for two.
The house also features a basement and a lean-to. It has double-glazed PVC windows, a hot water tank, and is connected to the mains drain. The walls on the upper floors and the attic are insulated.

The enclosed, low-maintenance backyard features a pleasant terrace.
The neighborhood is very quiet, and there are parking spaces right in front of the house.

The property also includes a separate plot with a barn (with separate water and electricity meters), a lean-to, and a garden. Permission to convert this barn into a habitation was granted in 2026 by the planning department (documents available).

Come discover this property, which offers plenty of potential!

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr