



Maillard  
& Co

£ 560,000

3, Le Clos de la Fontaine, Mont Fallu

For Sale



“Delightful two-bedroom cottage with garden  
and parking”

2

|  
Bedrooms

1

|  
Receptions

1

|  
Bathrooms

For Sale

## Property features



## Property details

This delightful two-bedroom cottage effortlessly combines rustic character with modern convenience, creating a home that's as stylish as it is functional. Upon entering, you're greeted by a spacious open-plan living area, enhanced by a striking vaulted ceiling that adds a sense of light and space. The generous layout is perfect for both relaxing evenings and hosting friends, with ample room for dining and lounging.

The contemporary kitchen, seamlessly integrated into the living space, is fitted with quality appliances and generous worktops—ideal for cooking, entertaining, and everyday living.

Outside, the beautifully maintained garden is a true highlight, featuring a fully equipped bar and entertaining area with power, water, kitchen units, and seating. This versatile space could just as easily serve as a home office, creative studio, or gym. Practical touches include two allocated parking spaces plus visitor parking for convenience.

Recently renovated throughout, the property offers move-in-ready comfort while preserving its original cottage charm.

Perfect for first-time buyers, downsizers, or investors, this home delivers exceptional value through its combination of character, modern style, and well-planned living spaces.

Delightful two-bedroom cottage with garden and parking

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



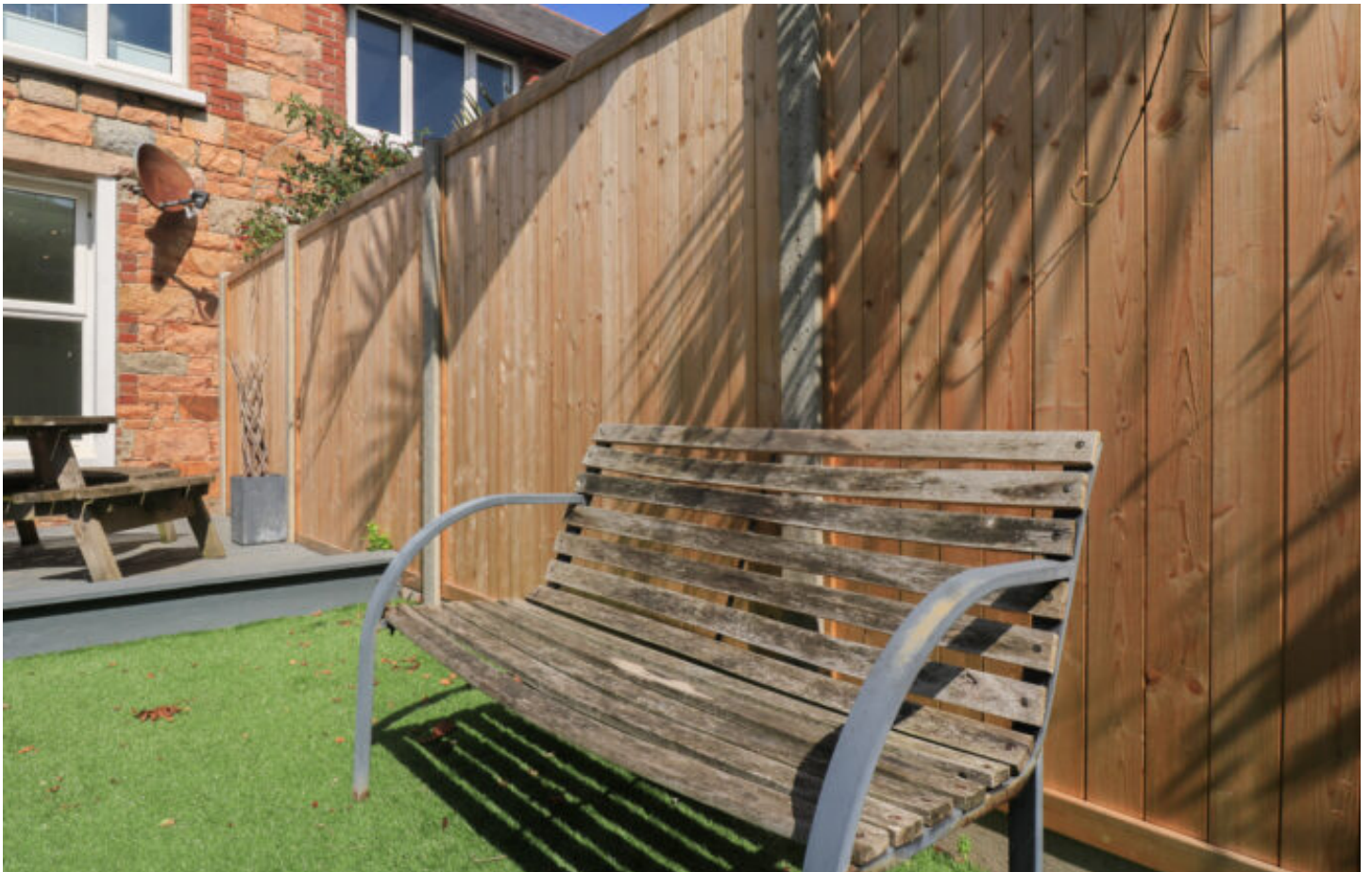




















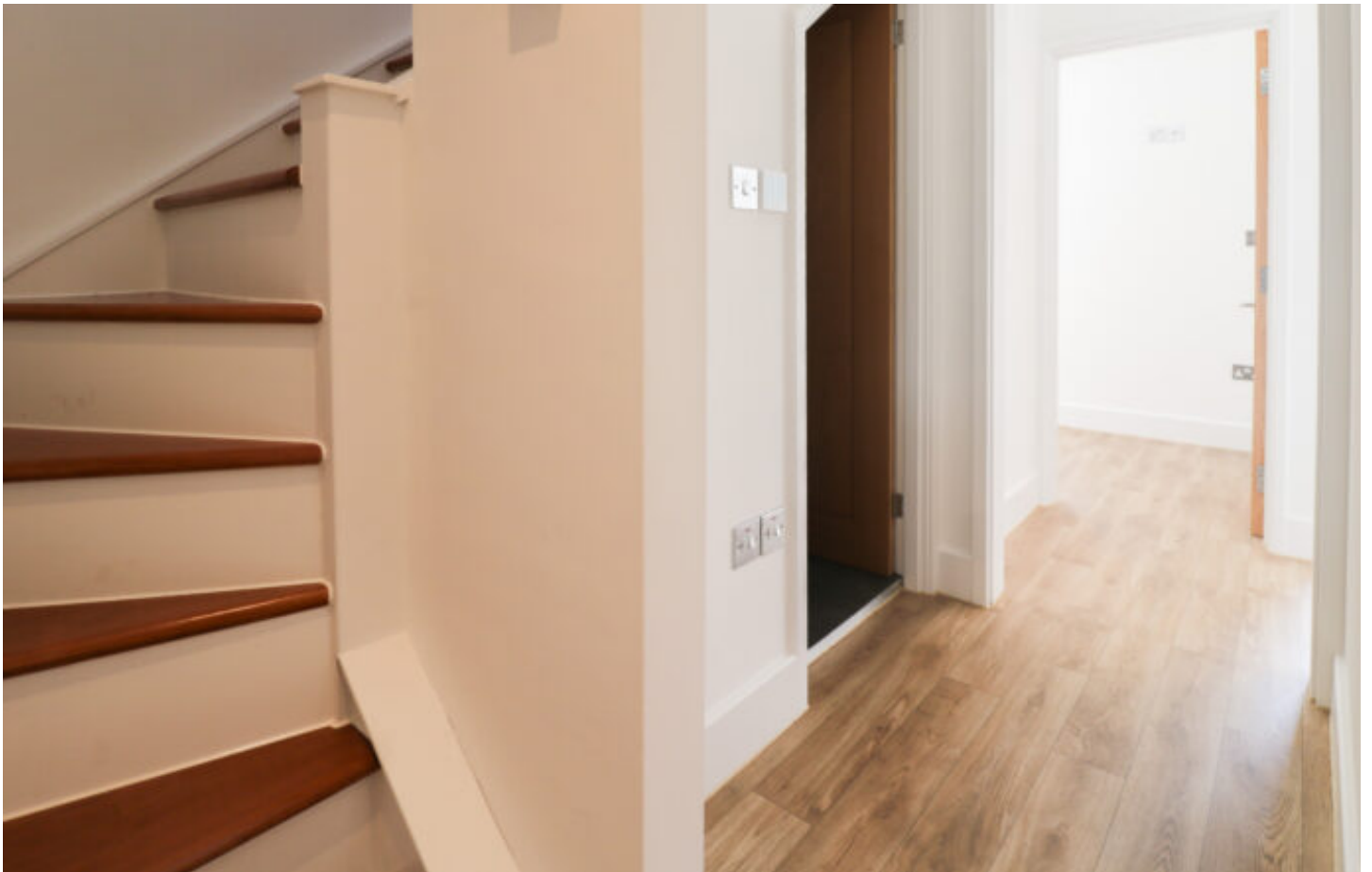










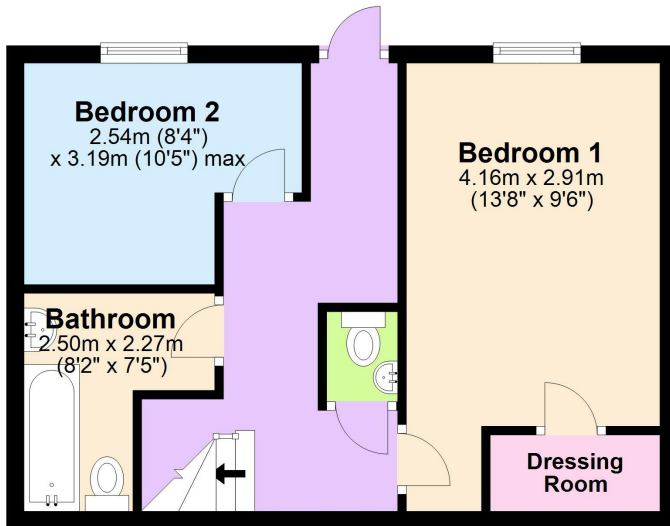






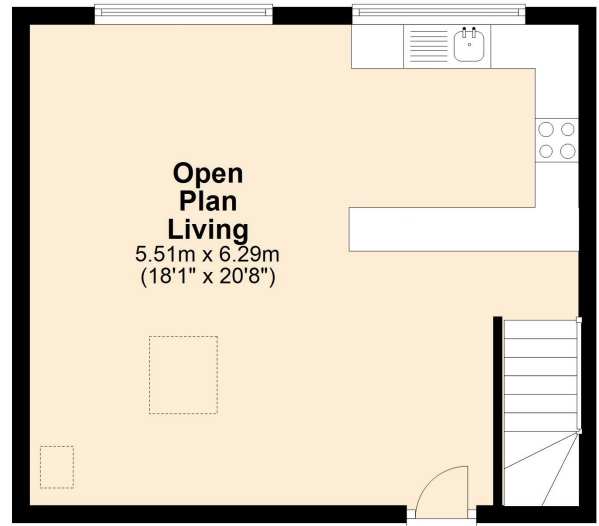
## Ground Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



## First Floor

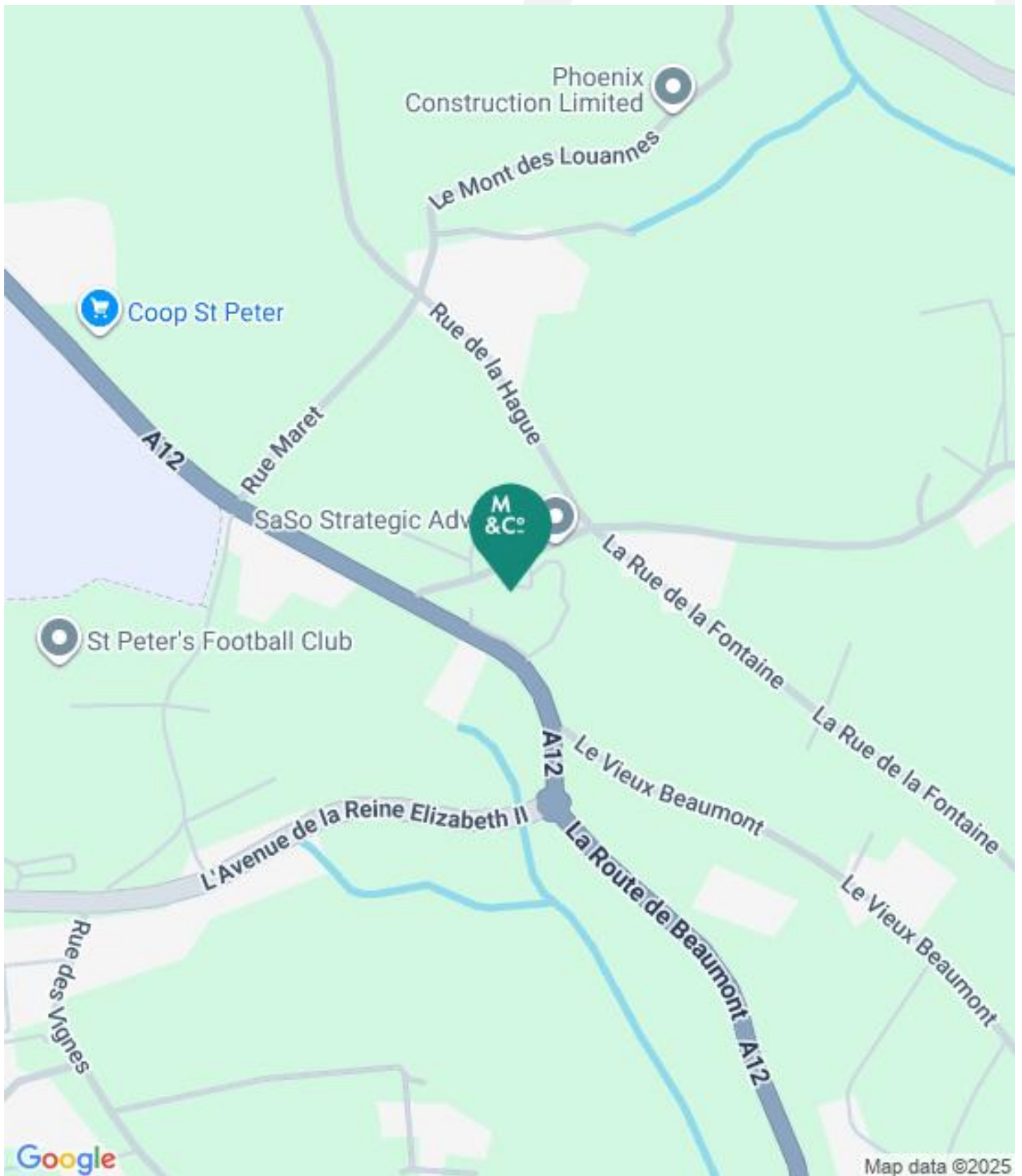
Approx. 34.7 sq. metres (373.2 sq. feet)



**Total area: approx. 72.1 sq. metres (776.0 sq. feet)**

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.

Plan produced using PlanUp.





For Sale



Bradley Rolland

---

Head of Sales

[brolland@maillardandco.com](mailto:brolland@maillardandco.com)

01534 883184