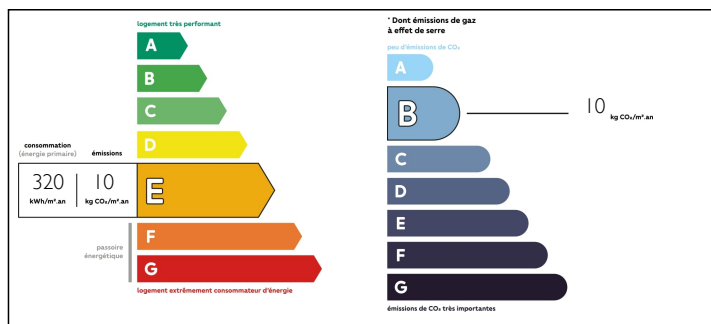


## Charming One Bedroom Stone Cottage With Garden And Barn - Ideal Holiday Home



## ENERGY - DPE



## INFORMATION

Town:	Lassay-les-Châteaux
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	55 m2
Plot Size:	1250 m2

## IN BRIEF

Nestled in a serene hamlet setting, this charming 17th-century one bedroom stone cottage offers a lovely retreat set in the countryside of the Northern Mayenne famous for its green rolling hills. The interior features a main living area with a kitchenette and seating area, an office, WC, and shower room, and bedroom. There is a two storey stone barn offering great scope for conversion. The property has double glazing throughout and an energy rating of E. Outside, a fenced garden with fruit trees and a well provides a picturesque retreat, while the close proximity to the Medieval market town of Lassay offers local convenience. With mains drainage and a solid roof, this countryside haven promises both historic charm and contemporary convenience. Access to the property: -Caen ferry port: 1H30 -Paris: 3H -Channel Tunnel: 4H15 -Mont St Michel: 1H45 -St Malo: 2H Please read the full description for further details (available on the leggett website).

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

Introducing this charming 17th-century stone cottage nestled in a cosy hamlet setting, offering a tranquil escape in the countryside of Northern Mayenne. This quaint one bedroom has a renovated interior with a blend of traditional charm and modern comfort, and has plenty of potential.

Upon entering, you arrive in the main living area features a kitchenette, dining and lounge area, heated by the efficient pellet burner. Then up a couple of stairs you will find the office which provides a great space to work or study. There is a WC and separate shower room. From the office, we find the large bedroom, spanning 16m<sup>2</sup>. The property benefits from double glazing throughout, mechanical ventilation system and the property has an energy rating of E.

Additional features include a basement and attic, providing storage space or potential for expansion. The front of the house gives onto a little courtyard and a two-storey stone barn that adds character and versatility to the property, with the potential for conversion or storage, it could equally make a great workshop space or garage. There is also a wood store adjacent to the side of the cottage.

Outside, a lovely fenced garden awaits, spanning over 1250m<sup>2</sup> offering enough space to enjoy the great outdoors without demanding too much maintenance. Complete with a variety of fruit trees, including kiwi, apple, pear, and peach, offering seasonal delights, this is a great garden for the keen gardener. A well on-site which can be used for irrigating the...

## LOCAL TAXES

**Taxe foncière: 200 EUR**

## NOTES