

## Spacious 3 bedroom village property ideal second home project

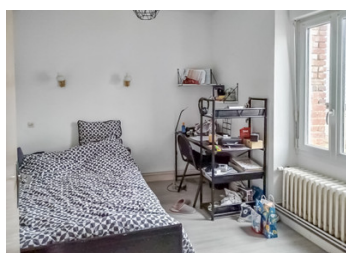
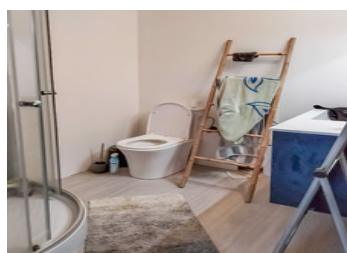
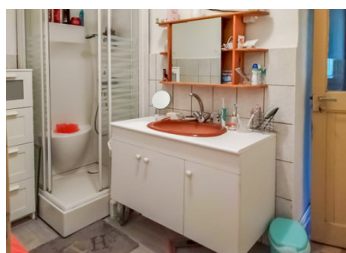


## INFORMATION

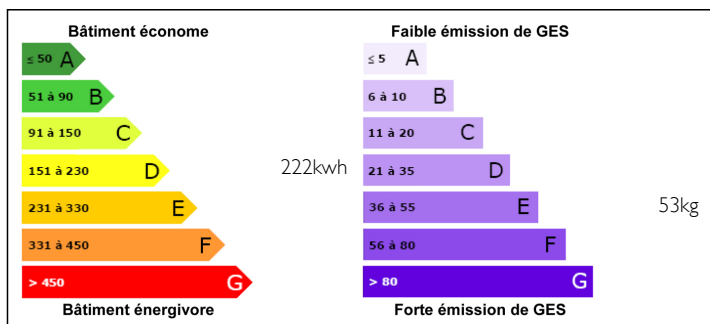
Town:	Lassay-les-Châteaux
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	134 m2
Plot Size:	271 m2

## IN BRIEF

Charming 3-bedroom hamlet property in rural Mayenne offers, just moments from the medieval town of Lassay. With its classic turn of the century appearance, featuring brick-lined windows, this property exudes classic french charm. Boasting a spacious interior of 130m2 with sejour, living room, kitchen, laundry room, three bedrooms, and large landing, it's perfect for those seeking a new home in France as a main or secondary home, and could make a great gite project. There is a small garden at the back, and the property is situated on the road, which isn't too busy. Accessibility to the property: -Caen ferry port: 1H40 -Paris: 3H -Channel Tunnel: 4H15 -St Malo: 1H45 -Mont St Michel: 1H30 Please read the full description for further details (available on the leggett website).



## 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.



## LOCAL TAXES

Taxe foncière: 600 EUR

## NOTES

## DESCRIPTION

Introducing a charming hamlet property nestled in the serene countryside of rural Mayenne, just a stone's throw away from the picturesque Medieval market town of Lassay - 2 minutes by car - offers all the local amenities you could need. This spacious 3-bedroom home presents an ideal opportunity for those seeking a residence in France or embarking on an enticing gite project. It is in perfectly liveable condition but would benefit from a little redcoration.

With its classic early-century - belle époque - appearance adorned with brick-lined windows, all of which are double glazed (apart from 2 at the back). Upon entering, you are welcomed into a spacious sejour/entrance room boasting a cozy wood burner, spanning an impressive 20m<sup>2</sup>, and would be great used as a dinning room. Adjacent, a convenient downstairs WC.

To the righ, the main living room area, spanning over 22m<sup>2</sup>, provides ample space for relaxing and recreation. The other side of the séjour, we find the adjoining kitchen, which is fitted and fully fonctionnal, although it could do with an upgrade, it is spacious enough at 16m<sup>2</sup>.

There is a large buanderie or laundry room which houses the oil-fueled heating boiler. The room needs some finishing touches, but the room certainly offers additionnal practicalilty. Finally, there is the workshop/wood storage space with a concrete floor and granite stone walls, which houses the water boiler and even a well.

Returning through to the entrance room, there is the original oak half-turn staircase. Ascending up to...