LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43251SVM53 Price: 105 600 EUR

agency fees included: 10 % TTC to be paid by the buyer (96 000 EUR without fees)

## Character 3-bed stone home with 2 shower rooms & parking, just 4km from Lassay-les-Châteaux















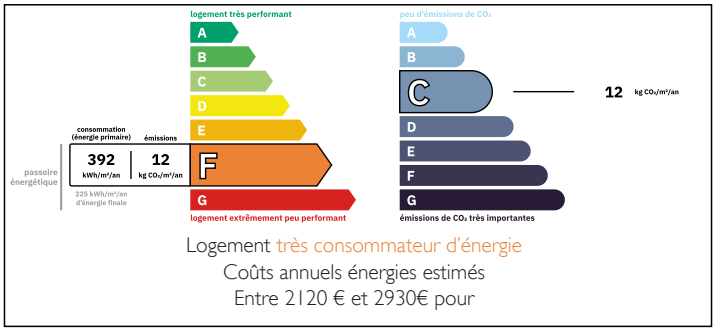
# INFORMATION

| | |
|---|---|
| Town: | Sainte-Marie-du-Bois |
| Department: | Mayenne |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 76 m2 |
| Plot Size: | 670 m2 |

# IN BRIEF

Just 4km from the medieval town of Lassay-les-Châteaux, this characterful 3-bedroom stone home offers spacious open-plan living, a log burner, exposed stone walls and a superb principal bedroom with high ceilings, arched window and ensuite. With two shower rooms, private off-road parking and no large garden to maintain, it could make an easy-to-manage permanent home or French lock-up-and-leave.

# ENERGY - DPE




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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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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## NOTES

## DESCRIPTION

Open-plan living space

The front door opens directly into a spacious and welcoming open-plan living area, where the lounge, kitchen and dining spaces flow naturally together. Exposed beams and stonework add plenty of character, while the open layout creates a sociable and practical space for everyday living.

Lounge – 18.17m²

A comfortable living area centred around a log burner, providing a cosy focal point during the cooler months. The lounge opens directly onto the kitchen and dining areas and benefits from the character features found throughout the property.

Kitchen – 5.72m²

The fitted kitchen is equipped with an electric hob, oven and fridge, with workspace and storage. Its open position keeps it connected to both the dining and living areas.

Dining area – 11.19m²

Adjoining the kitchen, the dining area provides plenty of space for a family dining table and enjoys the same open-plan feel as the main living area.

First floor

Stairs rise to an attractive wrap-around landing overlooking the living space below and giving access to the three bedrooms, family shower room and a useful laundry cupboard.

Principal bedroom – 17.39m²

One of the standout rooms of the house, this generous principal bedroom is full of character, with a high ceiling, exposed stone wall and striking arched window bringing in plenty of natural light. A built-in wardrobe provides useful storage and the bedroom also benefits from its own ensuite shower room.

Ensuite shower room – 2.64m²

Fitted with a shower, wash basin and WC, with tiled flooring.