LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44933SVM53 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

Charming 2/3-bedroom stone house with garden, workshop and views near Lassay-les-Châteaux















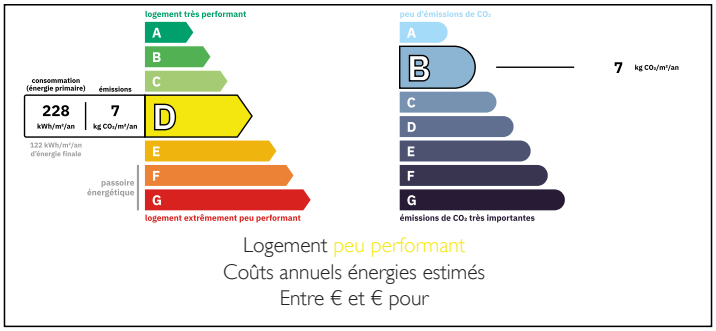
INFORMATION

Town:	Lassay-les-Châteaux
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	1620 m2

IN BRIEF

Set in a peaceful rural hamlet near Lassay-les-Châteaux, this charming stone home offers generous reception rooms, two large bedrooms, an adjoining third bedroom or office and two bathrooms. Outside are a south-facing garden with open countryside views, gated private parking, a garage, workshop and a separate converted former bread oven currently used as a games room.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre € et € pour

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.

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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44933SVM53 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)







NOTES

DESCRIPTION

The accommodation begins with a bright and practical kitchen of approximately 15.74 m², with a rear-facing window, access to the ground-floor WC and an internal door leading directly into the garage.

The generous lounge measures approximately 27.35 m² and features a log burner, along with windows to both the front and rear that bring plenty of natural light into the room.

A few steps lead up to the impressive dining room of approximately 23.18 m². This spacious reception room is ideal for entertaining and has direct access to the rear terrace and south-facing garden, where you can enjoy the peaceful setting and open countryside views.

Upstairs, the property offers flexible accommodation with particularly generous room sizes. A large bedroom of approximately 20.92 m² leads, via a few small steps, into an adjoining room of approximately 10.80 m². This could be used as an additional bedroom, dressing room, children's room, guest space or home office.

Also accessed from the landing is a spacious family bathroom of approximately 14.51 m², fitted with a bath, separate shower, washbasin and WC.

A few steps down from the hallway lead to another large bedroom of approximately 20.90 m². This room benefits from its own en-suite shower room of approximately 4.04 m², comprising a shower, washbasin and WC.

Outside, the south-facing garden provides a sunny and private place to relax while enjoying the surrounding countryside. Electric gates at the side of the house lead to secure private parking within the grounds, with additional parking available in...