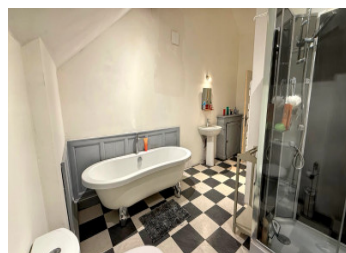
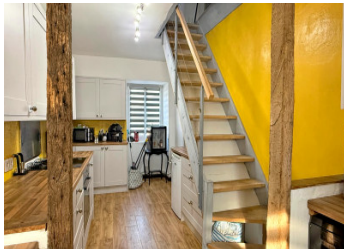


Charming Stone House with Garden, Workshop & Bread Oven, Countryside Views



INFORMATION

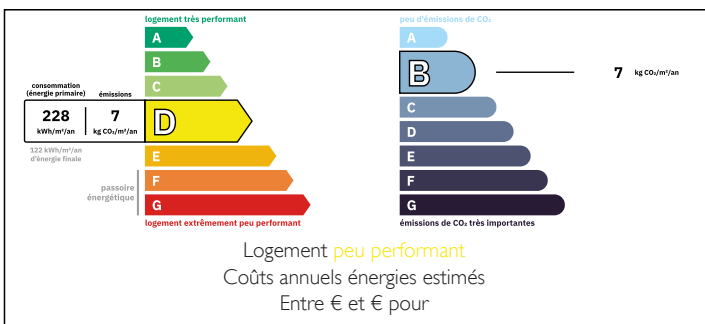
Town:	Lassay-les-Châteaux
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	101 m ²
Plot Size:	1620 m ²



IN BRIEF

Set in a quiet hamlet, this charming stone property offers spacious accommodation, a south-facing garden, private parking and lovely open countryside views. It includes 2/3 bedrooms, two bathrooms, a garage, a workshop and converted bread oven opposite the house.

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.



DESCRIPTION

The property comprises of: kitchen of approximately 15.74m², bright and practical with a rear-facing window, access to the downstairs WC and internal access directly into the garage. The generous lounge of approx 27.35m² featuring a log burner and windows to both the front and rear, creating a wonderfully light and airy living space.

A few steps lead up into the impressive dining room approx 23.18m², an ideal entertaining space with direct access onto the rear terrace and garden, perfectly positioned to enjoy the peaceful surroundings and open views.

Upstairs, the property continues to offer spacious accommodation full of charm and flexibility. A large bedroom of approximately 20.92m² leads via a small set of steps into an additional adjoining bedroom approx 10.80m², ideal as a dressing room, children's room, guest space or home office. From the landing there is a separate family bathroom approx 14.51m² fitted with a bath, shower, sink and WC. Back into the hallway, three steps lead down into a spacious bedroom of approximately 20.90m² with its own ensuite shower room approx 4.04m² comprising shower, sink and WC.

Outside, the south-facing garden provides a private and sunny space to relax and enjoy the countryside setting. Electric gates to the side of the property lead to private parking within the grounds, with additional parking also available in front of the gates.

The cellar has been converted into a spacious workshop approx 22.88m².

Opposite the property is a converted bread oven approx 26.11m² with tiled floors...

NOTES