

Exceptional Country Property with Guest Cottage, Indoor Heated Pool, Sauna, Jacuzzi & Private Lake

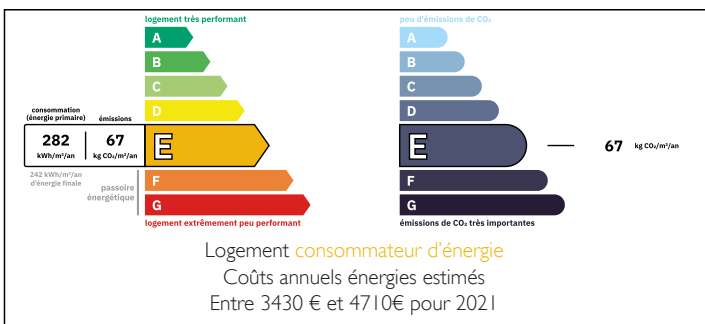


INFORMATION

Town:	Lassay-les-Châteaux
Department:	Mayenne
Bed:	6
Bath:	2
Floor:	220 m ²
Plot Size:	7850 m ²



ENERGY - DPE



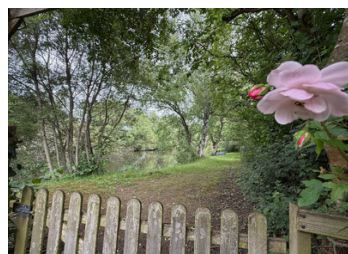
IN BRIEF

Set in a peaceful countryside location with beautiful views across the surrounding landscape, this exceptional property offers a rare opportunity to acquire a substantial family home, a multi-generational residence or an established hospitality business. Currently operated as an exclusive-use holiday complex, it combines character, comfort and extensive leisure facilities within an idyllic rural setting.

The property comprises two independent houses, an impressive leisure building with heated indoor swimming pool and wellness facilities, several traditional stone outbuildings, mature gardens, an orchard and a magnificent private lake. Together, these features create a unique lifestyle opportunity, perfectly suited to those seeking a countryside retreat with income-generating potential or a spacious family estate in the heart of the Mayenne countryside.

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.



NOTES

DESCRIPTION

The principal house offers spacious and characterful accommodation throughout. The fitted and equipped kitchen of approximately 15.43 m² includes integrated appliances and provides a practical and welcoming space for everyday living. The dining room of approximately 30.51 m² features an open fireplace and offers ample space for entertaining family and guests. The lounge of approximately 26.28 m² benefits from a wood-burning stove.

Also on the ground floor is a bathroom and a separate WC. To the rear of the house is an impressive games room of approximately 28.98 m², with windows all around looking out to the leisure building and providing excellent additional living and leisure space.

Upstairs are four bedrooms of approximately 20.71 m², 17.21 m², 11.11 m² and 8.95 m². All bedrooms benefit from radiators, ensuring year-round comfort.

The second house enjoys its own private garden and terrace, allowing guests or family members to enjoy independent outdoor living. The accommodation comprises a bright lounge of approximately 17.10 m² with patio doors opening directly onto the rear terrace and garden. The fitted and equipped kitchen/dining room of approximately 15.54 m² also benefits from integrated appliances and patio doors leading outside.

A ground-floor bathroom of approximately 6.50 m² is fitted with a bath, shower and WC. Upstairs are two bedrooms measuring approximately 13.16 m² and 11.18 m².

A particular highlight of the property is the dedicated leisure building, which houses an impressive heated indoor swimming pool measuring approximately 18m x 6m with a depth of approximately 1 metre,...