LEGGETT IMMOBILIER INTERNATIONAL

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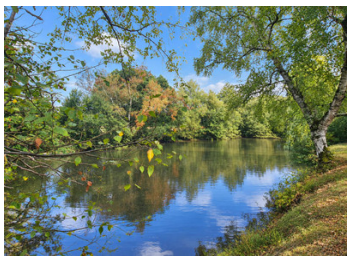
Ref: A45471SVM53 Price: 435 000 EUR

agency fees to be paid by the seller

Successful gîte complex with 2 homes, indoor pool and private lake near Lassay-les-Châteaux















INFORMATION

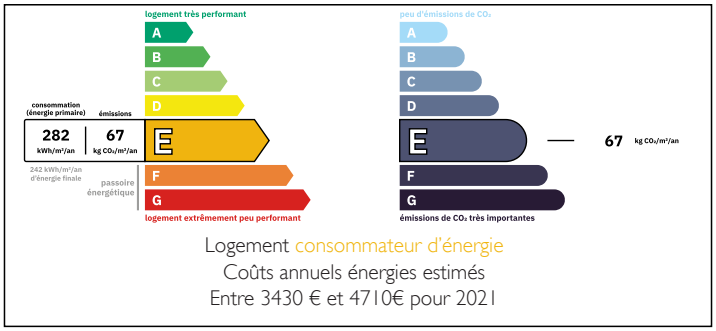
Town:	Lassay-les-Châteaux
Department:	Mayenne
Bed:	6
Bath:	2
Floor:	220 m2
Plot Size:	7850 m2

IN BRIEF

Set in the peaceful Mayenne countryside, this exceptional property sits behind a gated entrance and comprises two independent character houses, a heated indoor swimming pool with wellness facilities, traditional stone outbuildings and a magnificent private lake. Currently operated as a successful gîte and exclusive-use holiday complex, it offers an established income-generating opportunity as well as the flexibility to become a substantial family home or multi-generational residence.

The estate is surrounded by mature gardens and includes an orchard, generous grounds and attractive countryside views. Offering space, privacy and extensive leisure facilities, this distinctive property is ideal for buyers seeking a furnished gîte business, private country retreat or spacious family estate in western France.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3430 € et 4710€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1300 EUR**

NOTES

DESCRIPTION

Currently run as a successful gîte and exclusive-use holiday complex, this property includes two independent houses, a separate leisure building with a heated indoor swimming pool, a private lake and several stone outbuildings. It could also be used as a large family home, a multi-generational property or a private countryside retreat.

The furniture is included in the sale, subject to an agreed inventory.

THE PRINCIPAL HOUSE

The principal house offers spacious accommodation with exposed stone walls, beams and original features.

The fitted kitchen measures approximately 15.43 m² and includes integrated appliances.

The dining room measures approximately 30.51 m² and has exposed stone walls, ceiling beams and a large open fireplace. There is plenty of space for a large dining table, making it well suited to family meals and entertaining guests.

The lounge is approximately 26.28 m² and has a wood-burning stove.

Also on the ground floor are a bathroom and a separate WC.

At the rear of the house is a games room measuring approximately 28.98 m². Windows on several sides overlook the courtyard and leisure building.

Upstairs are four bedrooms measuring approximately 20.71 m², 17.21 m², 11.11 m² and 8.95 m². Each bedroom has a radiator.

THE SECOND HOUSE

The second house has its own private garden and terrace and provides completely independent accommodation for guests or extended family.