

## UNDER OFFER - A Beautiful Characteristic Longere with Outbuildings & Gardens



## INFORMATION

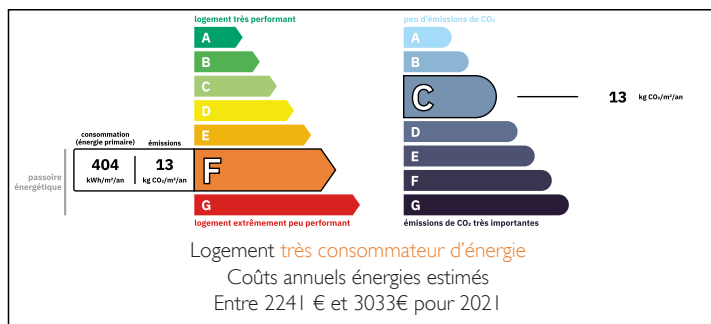
Town:	Lassay-les-Châteaux
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	2510 m2

## IN BRIEF

A large semi-detached distinctive property situated in a quiet hamlet, with an attached barn and two separate outbuildings set in over half an acre of grounds.



## 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.



## LOCAL TAXES

**Taxe foncière: 314 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This house has many original features with beams and a beautiful wooden staircase. It comprises of a large living/dining area, perfect for families, with woodburning stove and a door to the garden. There are two steps down to the kitchen - at the end of the kitchen is a bathroom with wc and door to utility and workshop areas. The stairs to the first floor are in the corner of the lounge area. Upstairs there are three double bedrooms and a shower room with wc. A second set of wooden stairs lead on up to the generous loft area which could easily provide extra living space if desired.

The attached barn is huge with ample space for all your projects, under cover parking, scope for expansion (subject to planning permission). With a further two outbuildings for storage opposite the house. The gardens to the rear offer spectacular views over the surrounding countryside. There is a vegetable plot with a greenhouse, a small pond and a variety of fruit trees. The garden sweeps round the side of the barn to the front of the property to the little cottage at the end of the drive which could be renovated.

Melleray la Vallée is a quaint little village just outside the medieval town of Lassay Les Châteaux (approx 10 mins) where you will find bars, restaurants, supermarket, vets, mini market, banks, bakers and butchers.

Ferry Port (Caen) approx 1hr 20  
Airport (Rennes) approx 1hr 30  
Channel Tunnel...