

UNDER OFFER - 3 Bedroom Village Property with Sauna & Outside Hot Tub

EXCLUSIVE



INFORMATION

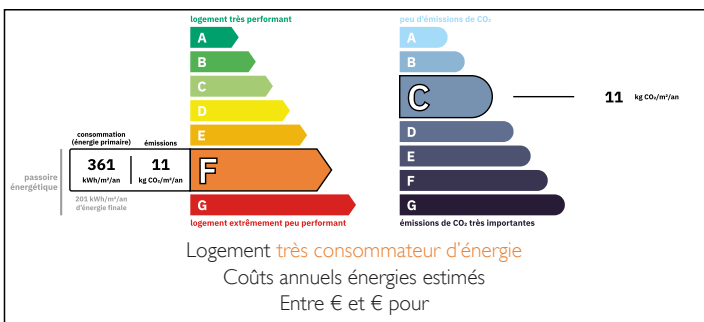
Town:	Le Housseau-Brétignolles
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	277 m2



IN BRIEF

Charming and spacious 3-bedroom house located in the peaceful village of Le Housseau-Brétignolles, just minutes from the medieval beauty of Lassay-les-Châteaux. This elevated property boasts a sunny front garden with hot tub, patio area, and a blend of original character and modern comforts.

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

Welcome to this inviting and light-filled 3-bedroom home, on mains drainage situated in the tranquil village of Le Housseau-Brétignolles, near the church and only a short drive from the historic town of Lassay-les-Châteaux. Elevated from the street, the house offers privacy and calm in a picturesque setting.

The heart of the home is a spacious kitchen/diner (30.16m²) with tiled floors, fitted cupboards, and a large wood burner with chimney—perfect for cozy family meals.

To the right, a door leads into a warm and welcoming lounge (19.5m²), also with a tiled floor, wood burner, and French doors that open to the front terrace.

On the left side of the kitchen, you'll find a versatile room (22.68m²) currently used as a games area, which also opens out to the terrace. This flows into a larger recreation space (16.18m²), with lots of light from a roof velux and also featuring a bespoke bar, laundry area, WC, and a relaxing sauna (4.05m²)—ideal for entertaining or unwinding at home.

Upstairs, the original oak floors lend charm to a bright landing and three bedrooms. One bedroom (15.28m²) is carpeted and includes a private WC and washbasin. Bedroom 2 (12.66m²) with oak floors and velux window and high ceiling. Bedroom 3 (18.82m²) again with oak floor, a velux and windows to the front of the house.

A family shower room (6.05m²) has oak floors, velux window and offers a large double shower with hand basin, WC, and bidet.

Outside, the front terrace is a true retreat...

LOCAL TAXES

Taxe habitation: EUR

NOTES