

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

EXCLUSIVE

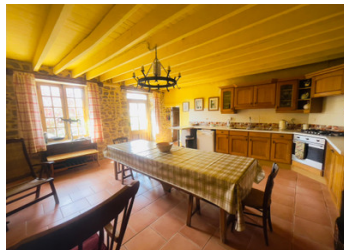


## INFORMATION

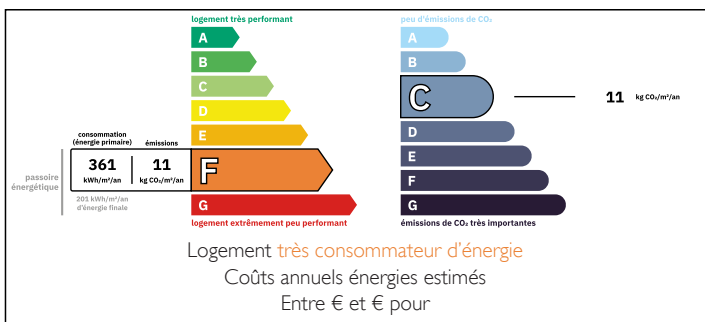
Town:	Le Housseau-Brétignolles
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	277 m2

## 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.

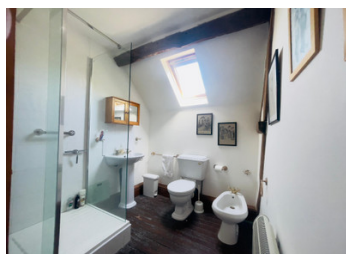


## ENERGY - DPE



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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 (30.16m<sup>2</sup>) 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 (19.5m<sup>2</sup>), 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 (22.68m<sup>2</sup>) currently used as a games area, which also opens out to the terrace. This flows into a larger recreation space (16.18m<sup>2</sup>), with lots of light from a roof velux and also featuring a bespoke bar, laundry area, WC, and a relaxing sauna (4.05m<sup>2</sup>)—ideal for entertaining or unwinding at home.

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

A family shower room (6.05m<sup>2</sup>) 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