

UNDER OFFER Attractive 3 bed village cottage set in pretty gardens

EXCLUSIVE



INFORMATION

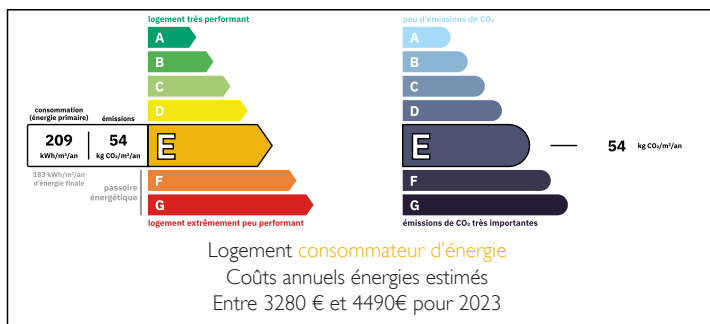
Town:	Lassay-les-Châteaux
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	110 m ²
Plot Size:	1107 m ²

IN BRIEF

This property is full of character and is nestled in a quiet village near stunning Lassay les Châteaux. Oak beams, tomette and wooden flooring along with an open fireplace are just some of the original features this property has to offer. Spacious garden with sunny terrace, lawn and private parking.

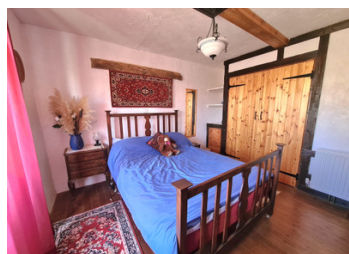


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

You enter into the open plan living room with dining area and fitted kitchen. Open fire stands in central place with the dining area and kitchen area look out onto the garden. There is direct access to the sunny terrace. There is a downstairs bathroom with WC and what is currently a games room that could also be ideal as an office or a downstairs bedroom if required. To the first floor a large living room with vaulted ceilings, exposed stone and oak beams is the perfect place to entertain. Two double bedrooms with fitted storage and a shower room with wc are also situated on this floor. To the second floor the third double bedroom is of a good size and also has fitted storage. The outside is beautiful with the south facing terrace, garden area with pretty flower beds, lawn area with mature trees and a separate drive for a off road parking. An outbuilding is the perfect place to store garden tools furniture etc. There is also off road parking at the front of the property. Situated in a quiet village only 1.5 km from stunning Lassay les Chateaux.

Mains drains, double glazed, oil central heating, new roof.

110km to the nearest ferry port

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>