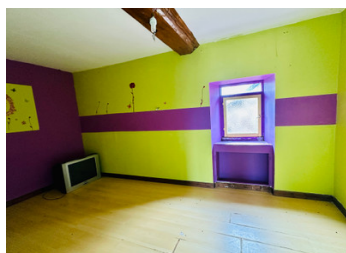
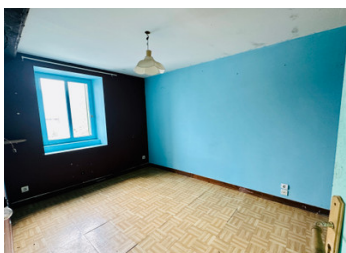


## Charming 3-Bedroom Village Property to Renovate – Near Lassay-les-Châteaux



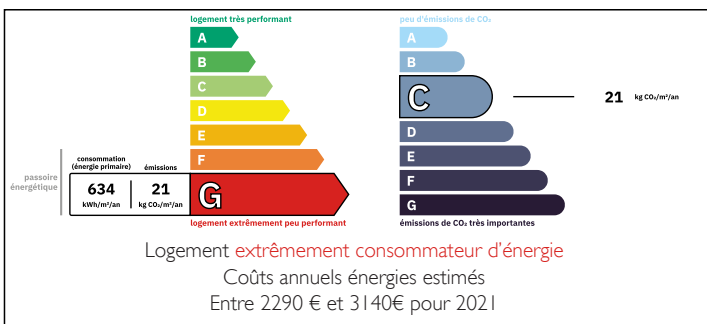
## INFORMATION

Town:	Le Housseau-Brétignolles
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	0 m2

## IN BRIEF

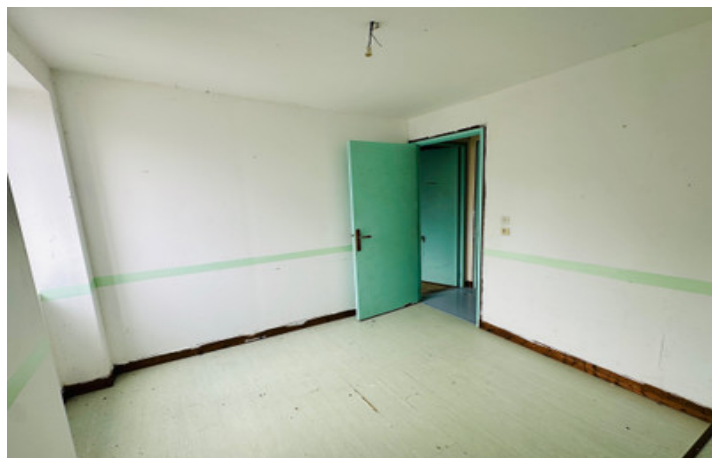
Charming semi-detached home in a peaceful village just minutes from the medieval town of Lassay-les-Châteaux. Features include a lounge, kitchen, bathroom with WC, three bedrooms, and a large attic (41.3m<sup>2</sup>) with conversion potential. Private courtyard, off-road parking, and a separate cellar. Ideal renovation project with great potential in a sought-after rural setting.

## 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

The ground floor : lounge area (19.97m<sup>2</sup>) a door leads out to a private rear courtyard — a perfect space to enjoy outdoor dining or quiet moments. A compact kitchen (6.02m<sup>2</sup>), and a bathroom with WC (2.67m<sup>2</sup>).

Upstairs, there are three bedrooms (8.7m<sup>2</sup>, 10.13m<sup>2</sup>, and 10.73m<sup>2</sup>), along with a hallway and access to a spacious attic of 41.3m<sup>2</sup>, ideal for conversion into additional living space.

The property also benefits from off-road parking and a separate stone-built cellar (cave) attached to the house, offering useful storage or workshop space.

Whether you're looking for a holiday home, a full-time residence, or a renovation project with great potential, this property is a fantastic opportunity in a desirable rural location.

## LOCAL TAXES

Taxe habitation: EUR

Local Amenities in Lassay Les Chateaux - 4.4kms  
Spa Town of Bagnoles de l'orne - 16kms  
Medieval town of Domfront - 18kms  
Ferry Ports : Caen - 110kms, Le Havre - 188kms, Calais - 430kms  
Airports: Rennes - 120kms, Tours - 198kms, Paris - 263kms

## NOTES

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