

A charming 2-bedroom retreat, perfectly situated in the picturesque medieval town of Lassay-les-Chateaux



## INFORMATION

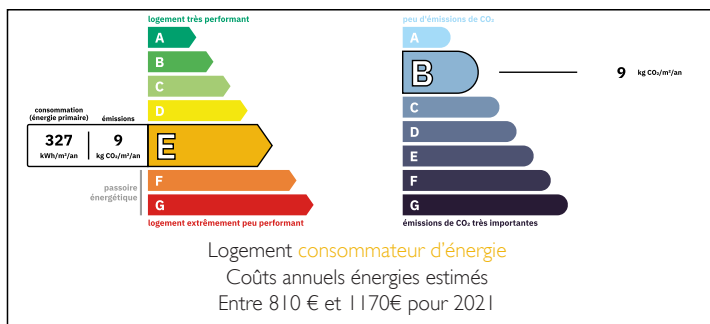
Town:	Lassay-les-Châteaux
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	276 m2

## IN BRIEF

This charming 2-bedroom home sits in the heart of the sought-after medieval town of Lassay-les-Châteaux, within easy walking distance of cafés, bars, restaurants, and all local amenities.



## 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

On the ground floor, you enter the dining/lounge area (19.9m<sup>2</sup>) , which also houses the staircase leading upstairs. From here, you'll find a practical galley kitchen (8.3m<sup>2</sup>)with fitted units , a ground floor bathroom with WC (4.5m<sup>2</sup>), and a cosy lounge (17.3m<sup>2</sup>) featuring a log burner – perfect for cooler evenings.

Upstairs are two good-sized bedrooms (15.5m<sup>2</sup> & 12.6m<sup>2</sup>) , making this an ideal home or holiday retreat.

Outside, there is a useful shed/cave with potential to extend the kitchen. The property has a pretty outside area where you can sit and have a glass or two whilst taking in all that this award winning town has to offer and parking to the side. Approx 20 metres from the property, an elevated detached garden laid to lawn provides outdoor space with a lovely view of the château.

Set down a tiny lane where you can walk through the alleys past the old washing troughs and pretty gardens kept by locals. From the back of the cottage you see the chateau which is a major tourist attraction. 2 minute walk to one of several restaurants and market day is where you mingle with locals.

Double glazed, mains drains, space to park a car.

1 hour 40 minutes to the nearest ferry port.  
This property is ideal as a permanent home, a holiday retreat, or a rental investment in one of the region's most sought-after towns.

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Information about risks to which this property is exposed is available on the...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES