

3-Bedroom Rural Property in a Hamlet Setting, Near Lassay Les Chateaux



INFORMATION

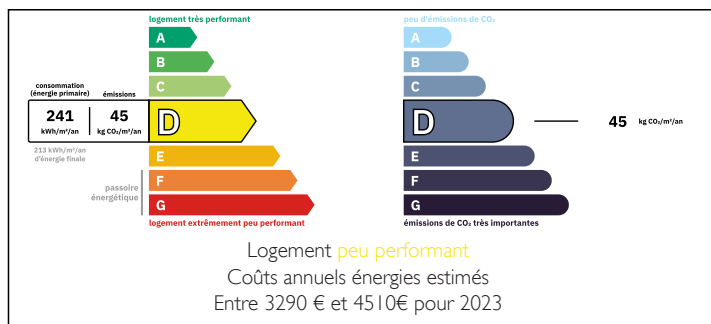
Town:	Lassay-les-Châteaux
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	0 m2



IN BRIEF

This early 20th-century hamlet house sits just 2 minutes from the charming medieval market town of Lassay-les-Châteaux with its full range of amenities. In habitable condition the property offers flexible living space.

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 picture is the WHOLE property and it is detached. Entering the double glazed front door - On the ground floor, the entrance room (20m²) includes a wood burner and could serve as a dining room. There is also a WC, a living room, and an adjoining kitchen (16m²). Additional spaces include a large laundry room housing the oil-fired heating boiler, and a workshop with stone walls, concrete floor, water boiler, and a Well. Double glazed windows and front doors.

Upstairs, the landing (14m²) offers space for an office or guest room with a sliding door to a shower room & WC. There are also two bedrooms (11m² and 13m²) There is a master bedroom with ensuite shower room and WC. The loft is insulated, the roof is in good condition, and it offers potential for further conversion.

Outside, the modest rear garden requires improved access but is easy to maintain. The property is connected to a non-compliant but functioning fosse septique system.

Lassay Les Chateaux offers all amenities including cafes, bars, restaurants, banks, supermarket etc. and of course it has it's own Chateaux!

1 hour 40 minutes to the nearest ferry port.

This property is ideal as a permanent home, a holiday retreat or Air BnB.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES