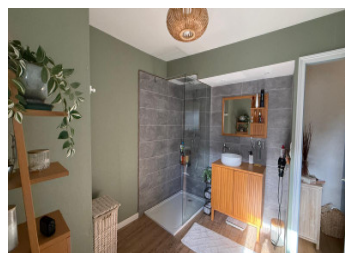


Charming Townhouse with Independent Studio in the Heart of Lassay-les-Châteaux



INFORMATION

| | |
|-------------|---------------------|
| Town: | Lassay-les-Châteaux |
| Department: | Mayenne |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 120 m ² |
| Plot Size: | 162 m ² |

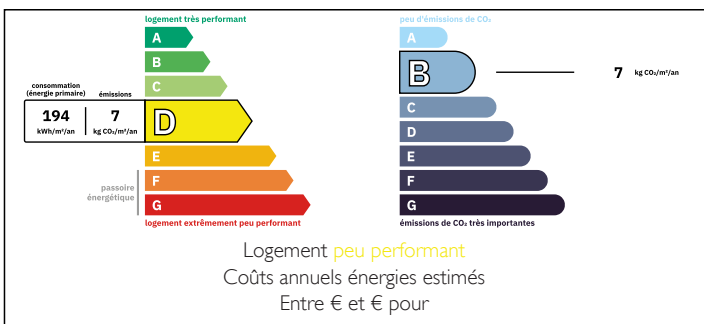


IN BRIEF

Right in the centre of Lassay-les-Châteaux, this is a well-located property with plenty of flexibility. The village itself is a favourite with buyers looking for a traditional French setting, with its château, local shops, and relaxed pace of life.

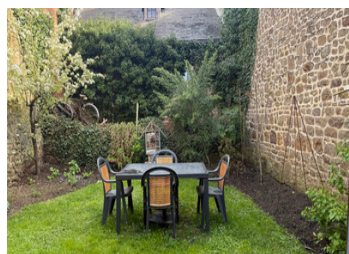
It works well as a lock-up-and-leave holiday home, with the option to generate rental income at the same time.

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

Main House

Entering through the gated entrance, you arrive into a fitted and equipped kitchen (16.44m²), which leads through to a bright living space (31.32m²). There is also a separate laundry room (4.13m²) and a WC under the stairs.

Upstairs, the landing includes an area currently used as an office space (5.68m²).

There are two bright and airy bedrooms (11.15m² and 12.45m²), along with a spacious shower room with WC (7.94m²).

Studio / Apartment

From the landing, a door leads to a staircase up to the apartment. It already benefits from its own separate entrance, making it ideal for holiday lets, visiting friends and family, or even use as an art studio.

The space includes a kitchenette (4.13m²), a living area (12.73m²), a bedroom (10.31m²), and a bathroom with WC (2.88m²).

Outside

The garden is an enclosed courtyard with private parking, along with steps leading up to a grassed area.

Despite being right in the centre of the village, the property remains very private.

Located in the heart of Lassay-les-Châteaux, everything is within easy walking distance, including shops, restaurants, and local amenities.

In short:

A well-located and easy-to-manage property, ideal as a holiday home with income potential.

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

LOCAL TAXES

Taxe foncière: **810 EUR**

Taxe habitation: **EUR**

NOTES