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Countryside house for sale in Mayenne - VIRTUAL TOUR

Lassay-Les-Chateaux , Mayenne , Loire Valley



€346,000

inc. of agency fees

3 Beds 2 Baths 75 sqm 2.39 ha

Former Flour Mill with house, annexe and potential to create further accommodation in outbuildings set in over 2 hectares with a lake...

At a Glance

Reference MFH-NORF01832

Bed 3

Land 2.39 ha

Near to Lassay-Les-Chateaux

Bath 2

Pool No

Price €346,000

Hab.Space 75 sqm

Land Tax N/A

Property Description

Former Flour Mill with house, annexe and potential to create further accommodation in outbuildings set in over 2 hectares with a lake

An opportunity to buy and enhance a piece of French history. The Mill can be traced back to the 14th and 16th Century and was used as a flour mill and then for production of electricity.

This Mill has water rights and water to the mill, giving it a possibility of being returned to its former glory. In addition, the workshop in the watermill on the ground floor, is the original workshop with all the original tools.

It is situated in a bucolic on a well known walk. The current owners had planned, amongst other things, to open a tea room, a camping field, a gypsy caravan and cottages and the lake for the public. At present there is a beautifully fitted kitchen, shower room and cloakroom in the annexe which was planned for use by paying guests. The owners' accommodation requires finishing and could be divided into house and gîte, if required. A new septic tank and rainwater drainage system has been built, solar powered heating in the annexe, there are 4 new roofs including the main house. Exterior landscaping has been done to provide attractive gardens. There is planning permission for 36 solar panels. Drainage, water and electric have been laid on in all the buildings (except the 2 next to the lake).

The property is situated near the Normandy and Loire Valley border in the Mayenne department. The small character town of Lassay-les-Châteaux is worth a look for several reasons, with its medieval fortress, two ponds, washhouses and granite houses, which all make it unbelievably photogenic. Lassay castle fort, built in the 14th and 15th centuries, is a remarkable example of medieval military architecture, as shown by the two-storey barbican, small castle, machicolated curtain walls and eight towers. Other undeniable attractions of the town are the rose garden, with 300 varieties of rose, located in the former meadow of the Benedictine convent, and the medieval garden made up of four parts - green carpet, medicinal herb garden, orchard and copse - with the castle's majestic form towering in the background.

The market is held every Wednesday morning. It is 56 km from Laval with its mainline train station which gives easy access to Paris and 419 km from Calais. The renowned thermal Spa town of Bagnoles-de-l'Orne is 11 km away and the larger town of La Ferté-Macé is 17 km. The UNESCO heritage site of Mont-Saint-Michel is about an hour and a half's drive. It is 123 km from the ferry Port at Caen Ouistreham and 187 km from Cherbourg.

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THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the Ground Floor -

External steps up to:

Entrance Lobby Half glazed door.

Cloakroom Window to north elevation. WC. Radiator.

Kitchen/Dining room 6.31 x 3.46m Window to front and south elevations. Tiled floor. Fireplace with woodburner. Range of matching base and wall units. Space for under-counter fridge. Double ceramic sink with mixer tap. Storage area. Door to stairs to first floor. Partly glazed double doors to:

Bedroom 1 3.53 x 2.79m Window to north elevation. Door to entrance lobby. Radiator.

Inner Lobby Tiled floor. Telephone socket.

Shower room 2.00 x 1.44m Window to west elevation. Tiled floor. Partly tiled walls. Pedestal basin. Shower. Radiator.

"L" shaped Lounge 6.39 x 3.37m (max) Window to south and east elevations. Cupboard housing electrics. Partly glazed door to north elevation. Exposed stone wall. Fireplace with woodburner incorporating back boiler. Opening to first floor. Part wood flooring.

On the First Floor (via stairs from Kitchen/Dining Room) -

Bedroom 2 6.46 x 5.56m (above main house) Wood flooring. 2 Velux windows to front, window to north and 3 Velux windows to rear elevations. Wood flooring. Partly glazed door/window to front elevation.

On the First Floor (access from Lounge) -

Bedroom 3 6.39 x 3.37 Part glazed door and 2 velux front and 2 velux to the rear.

THE ACCOMMODATION IN THE ANNEXE COMPRISES :

In the Basement - Concrete floor. The heating system is run from solar panels and coupled to 3 radiators and under-floor heating. Hot water tank Space and plumbing for washing machine. Glazed door and window to east elevation. (this system is capable of serving 2 extra buildings.) **Stairs to ground floor.**

Cloakroom Window to east elevation. Radiator. WC. Vanity unit.

On the Ground Floor -

Fitted Kitchen 4.60 x 2.95m Wood flooring. 2 windows and partly glazed door to west, window to north and 2 Velux windows to east elevations. Wide oak shelf. Range of matching base units. Built-in fridge. 4 ring gas hob. Built-in oven. Stainless steel sink with mixer tap. Granite worktops. Radiator. Door to:

Shower Room Sloping ceiling. Velux window to east elevation. Large shower. Vanity unit. Upright radiator.

OUTSIDE :

Attached Garage 4.11 x 4.11m Steps up to rear garden. Double wooden doors to front elevation. Earth floor. **Attached Stable** 460 x 3.81m Concrete floor. 2 doors to front elevation.

Detached Stone Mill Outbuilding 11.28 x 6.28m On the ground floor: wood flooring. Window to west and east, 2 windows and partly glazed door to north elevations. Rolling Mill (for animal feed). Steps up to full **loft** over. **Basement** 6.94 x 5.80m Door from external steps. Steps to ground floor. Window to north elevation. **Attached toilet.**

Attached Barn 6.42 x 4.32m 2 doors and window to front elevation. Hatch to loft over.

Attached 2-storey Barn 7.06 x 6.72m (suitable to convert to house subject to planning permission) with Bread Oven.

Attached Garage/Workshop 9.65 x 5.35m Insulated walls and roof. Electric shutter door. Dome from bread oven. Partly glazed pedestrian door to south elevation. (suitable for motor home). Concrete floor. Water and electricity. **Mezzanine** storage area.

2 further **detached outbuildings** and lake.

Lower level **garden** laid to lawn with raised **vegetable** beds.

ADDITIONAL INFORMATION :

Mains water and electricity connected. Fibre optic broadband available. Drainage to an all

water septic tank. 2 x woodburners. Electric hot water cylinder. Double glazed PVC windows.

FINANCIAL DETAILS :

Taxes Foncières : 749 € per annum

Taxe d'habitation : € per annum (means tested)

Asking price : 346,000€ including Agency fees of 21,000€. In addition the buyer will pay the Notaire's fee of 24,300€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling between 970 € and 1 360 € per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries).

Information on the environmental risks to which this property is exposed is available with us or on the Géorisques website: www.georisques.gouv.fr

SIF – 001832

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€346,000

Key Information

Internal Area:	75 sqm
Land Area:	2.39 ha

Location: Loire Valley



Gallery











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S. and L. BROWN



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