

Exceptional carp lake complex set in over 13 acres with luxury house and outbuildings in the Northern Mayenne

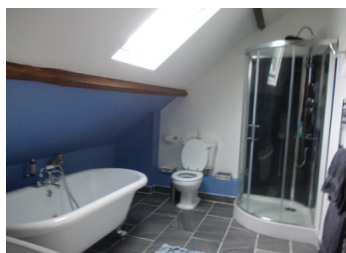


INFORMATION

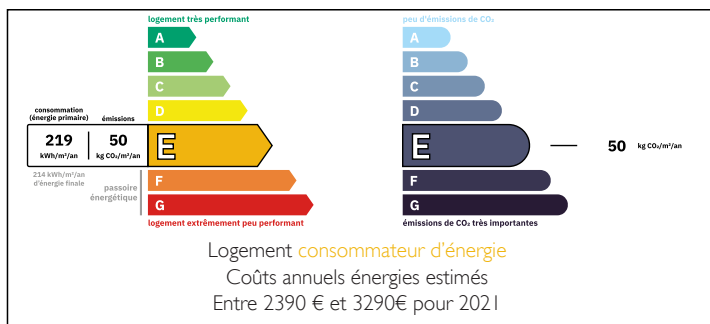
Town:	Charchigné
Department:	Mayenne
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	59400 m2

IN BRIEF

Exceptional carp fishing business opportunity with 3 well stocked carp lakes and a fourth stock lake in land of over 13 acres that includes a fully renovated luxury home with 4 bedrooms, outbuildings including facilities for fishermen and other outbuildings in a stunning and very private setting close to the local amenities of Charchigné and the larger picturesque town of Lassay les Chateaux.



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

Impressive ensemble in peaceful countryside setting that includes a family home, many outbuildings and four fishing lakes

The family home which sits at the heart of the property comprises:

On the ground floor:

- + Large lounge
- + Dining room
- + Office or downstairs bedroom
- + Luxury fitted kitchen with large central island and underfloor heating
- + Large utility room with toilet/shower room

Upstairs

- + 4 double bedrooms including the master bedroom suite with ensuite facilities
- + Luxury family bathroom

Behind the house is the family garden with a large patio area .

The house is fully renovated to a very high standard with double glazing throughout, full insulation and an oil central heating system and wood burner.

FISHING LAKES

There are four interconnected fishing lakes providing an estimated total of 8.5 acres of water with around 7.5 acres for fishing in the three main lakes. The fourth lake is used as a stock and rearing pond. The three main lakes each have closed status with a constant flow of water and natural spring sources providing for an optimal environment for the high quality carp with an estimated 250 carp across the three main fishing lakes up to 50lb in weight. Average weights are an impressive 30lb in two of the lakes and mid 20lb in the third lake. The whole environment around the lakes is carefully managed to provide the best possible conditions for the management of the fish and the waters. These lakes have the capacity for up to 7 fishermen currently on an...

LOCAL TAXES

Taxe habitation: EUR

NOTES