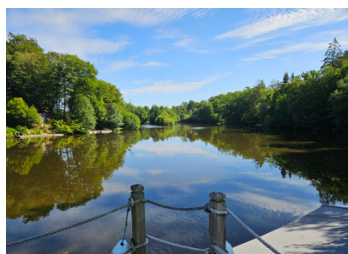


Beautiful house on stunning lake with all fishing amenities, gite income with live in caretakers

## EXCLUSIVE



## INFORMATION

Town:	La Chaux
Department:	Orne
Bed:	3
Bath:	3
Floor:	78 m2
Plot Size:	36997 m2

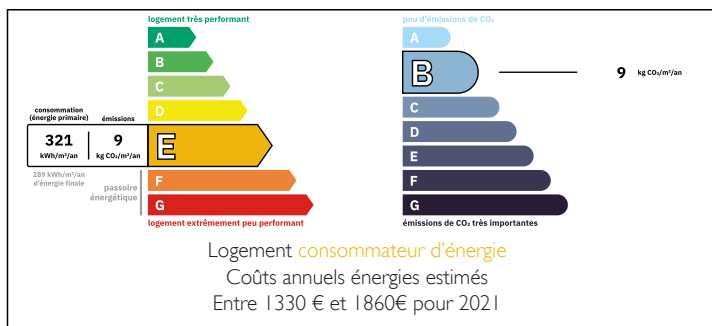
## IN BRIEF

Leggett are pleased to present this beautiful hidden gem. A stunning house overlooking a 5.5 acres, fully stocked fishing lake. With a grand open plan living space and kitchen that opens out to the terrace that sits on the lake, makes this a breathtaking property. It can sleep up to 6-8 people. The current season runs from April through to October, and at approx 90% occupancy returns 2,000€ per week of occupancy.

Live-in caretakers are in place and can continue to look after and maintain the lake and complete the gite change-overs. There is a separate residence for the caretakers, a bait and tackle shop in the old water wheel house for the fishing guests.

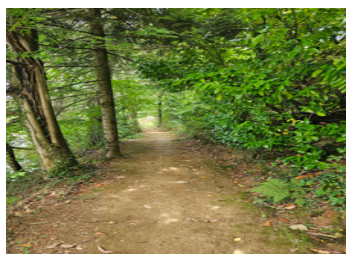
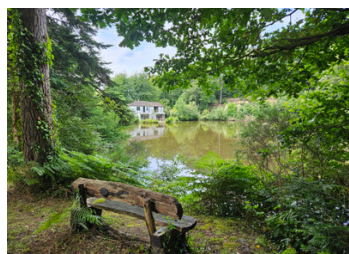
Current fish stock are Carp, Sturgeon, Grass Carp, Roach, Pike, Perche, Zander and Tenche. There is...

## 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

House - Ground floor - Huge open plan living space and kitchen with woodburner in the middle (50m<sup>2</sup>), with a 3m long kitchen island/table. Bathroom (3m<sup>2</sup>) with toilet, shower and basin.

1st floor has two bedrooms (14m<sup>2</sup>, 14m<sup>2</sup>) with three single beds each, and a jack and jill bathroom (5m<sup>2</sup>) with shower, basin and toilet. Both bedrooms open out onto a terrace.

Heating system is back boiler immersion system for the wood burner.

Caretakers residence - Ground floor, there is a mini bar/restaurant area (16m<sup>2</sup>) for entertaining the gite guests, kitchen (9m<sup>2</sup>) and storage room (14m<sup>2</sup>). On the first floor is bedroom (6m<sup>2</sup>), bathroom (2m<sup>2</sup>), living area (13m<sup>2</sup>), and kitchenette (3m<sup>2</sup>).

Lake has a walking trail to walk around the entire lake where you will find 7 swims in total (5 single and 2 double). The stocked fish are:

115/120 Carp with largest approx 58lbs, 2 sturgeon (42lbs), 10/15 grass carp (40lbs), and mix of roach, pike, zander, tench and perch.

Outbuildings include toilet and shower block, shed/workshop, and bait and tackle shop.

13 minutes by car to La Ferte Macé for all commerce and services

1h10 to Caen ferry services

17 minutes to motorway

23 minutes to Argentan for high speed train services to Paris (2 hours)

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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