

## Business ready carp fishing lake with family home, apartment and separate gite close to Le Mans

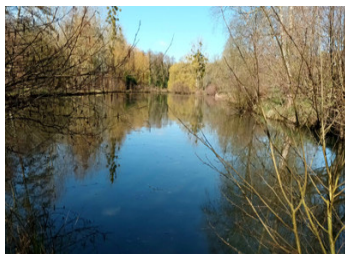


## INFORMATION

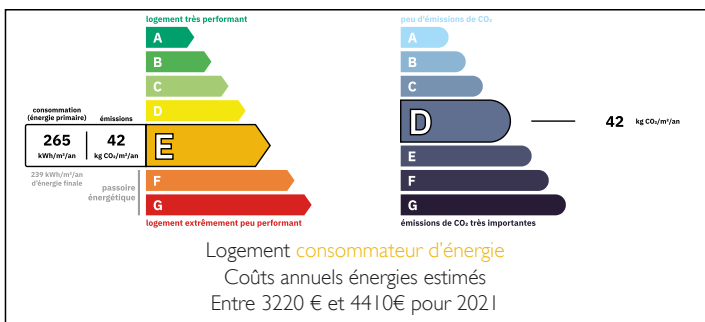
Town:	Gréez-sur-Roc
Department:	Sarthe
Bed:	6
Bath:	4
Floor:	275 m2
Plot Size:	59390 m2

## IN BRIEF

Traditional French longère, with 5 bedrooms, a separate gite with two bedrooms, vast garage/workshop with a 2.2 acre carp fishing lake in 16 acres of land in a beautifully isolated position close to Le Mans. This business ready property is ideal for making a carp fishing business for international and local anglers.

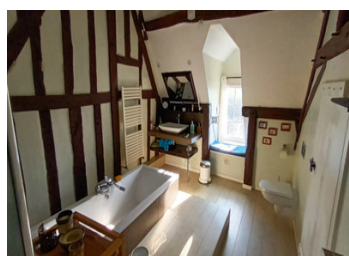


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

You know this is going to be something special on the approach to the property from the local country lane as you drive downhill on the track the farmer's fields. There, nestled on the side of the valley is this beautifully private estate and the views of the fishing lake. The property is comprised of:

### The Main House

This fully renovated family home has been beautifully renovated to conserve many original features throughout. The house is characterised by its large living spaces throughout offering 5 bedrooms on the two levels.

The main house is comprised of:

- + Fully fitted family kitchen
- + Large (40m<sup>2</sup>+) living-dining room with views across the land to the lake below
- + Downstairs bedroom/living room
- + 3 bedrooms upstairs
- + 2 bathrooms
- + Master bedroom suite comprising large bedroom with exposed beams, luxury bathroom and dressing.
- + Office area
- + Additional guest room/studio accessed via external stairs at the end of the property.
- + Utility rooms including a boiler room with oil-fueled central heating system.

At the rear of the house is a beautifully secluded courtyard and to the front a private terrace overlooking the lake and countryside beyond.

### The Gite

Very well presented gite with two bedrooms is presented fully equipped and ready to go! The downstairs has a large open plan living area with a fully fitted kitchen at the rear. Upstairs the bedrooms are well proportioned and very well presented. Gite is ideal as accommodation for the anglers and their families or as a separate revenue stream.

### The Lake