

Countryside Home in Mayenne – 4 Bed House, 2 Bed Guest Cottage, Pool & Lake



INFORMATION

Town:	Sainte-Gemmes-le-Robert
Department:	Mayenne
Bed:	6
Bath:	2
Floor:	228 m2
Plot Size:	8018 m2

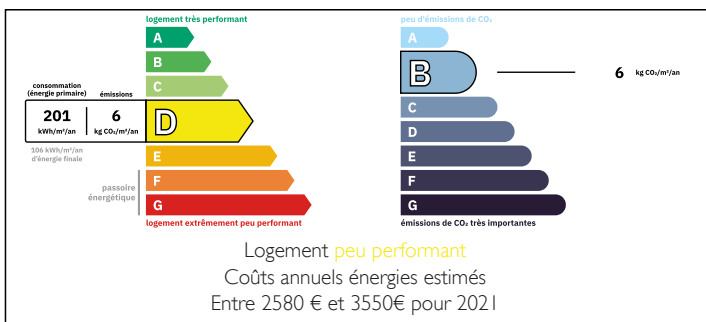


IN BRIEF

Countryside Property with Private Lake, Pool & Guest Cottage

Imagine waking up to the tranquil shimmer of your own private lake, enjoying breakfast on the terrace with views of orchards and meadows, and spending warm afternoons by the pool. This charming property, set in a peaceful hamlet near St Gemmes le Robert, combines modern comfort with countryside charm – complete with a spacious 4-bedroom home, a 2-bedroom guest cottage, and an array of outdoor features designed for family life and entertaining.

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:	1700 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Main House

A welcoming entrance hall with stone feature walls leads into a bright and generous kitchen-dining room (37m²) with fitted units, a seating area, and French doors opening onto the terrace overlooking the pool and lake. A walk-in pantry provides additional storage.

The lounge (31.6m²), with a cosy log burner and direct access to the terrace, offers the perfect space to relax. The ground floor also includes a utility room and WC.

Upstairs, the landing with exposed beams leads to a family bathroom with standalone bath and shower, and four bedrooms. The master suite (25m²) boasts its own ensuite shower room, while the three further bedrooms are ideal for family or guests.

The Cottage

Perfect for visitors, extended family, or holiday rental, the cottage features a spacious lounge-kitchen (26.7m²) with log burner and fitted units. Upstairs are two bedrooms, plus a separate WC and shower room. An integral garage/workshop (29.4m²) with tiled floor and sink completes the cottage.

Outdoor Living

Private 1,000m² lake – naturally fed, stocked with carp (up to 12kg) and tench, with aerators and silt boxes, ideal for fishing or peaceful lakeside picnics.

Saltwater swimming pool (35m²) – with gentle entry steps, protective cover, and views across the grounds.

Gardens, orchards & meadow – offering space to grow, play, and relax.

Pétanque pitch – the perfect spot for friendly games with family and friends.

Location