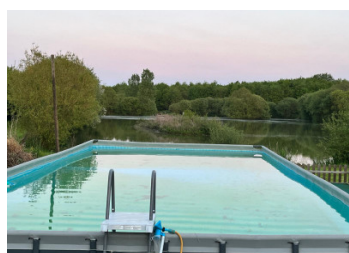


Carp lake of 3.5acres set in over 17 acres of land with 4 bedroom detached house close to Chateau Gontier



## INFORMATION

<b>Town:</b>	<b>Bouère</b>
<b>Department:</b>	<b>Mayenne</b>
<b>Bed:</b>	<b>4</b>
<b>Bath:</b>	<b>3</b>
<b>Floor:</b>	<b>155 m2</b>
<b>Plot Size:</b>	<b>70820 m2</b>



## IN BRIEF

Fully renovated stone farmhouse with four bedrooms set in 17.5 acres of land that includes a fully stocked and business-ready carp fishing lake of 3acres containing carp to over 50lbs and catfish to over 100lbs.

Located close to the large town of Chateau Gontier in the Southern Mayenne department this property is very accessible to the road network to the Channel ports of Caen (about 2hours) and Calais,Eurotunnel and ferry port (about 4hrs40mins). The big cities of Laval and Angers (both about 25miles away) provide for connectivity to the rest of France via the road and rail networks making this an ideal location to make a prestige carp fishing venue.

## ENERGY - DPE

DPE not required.

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

This traditional farmhouse has been fully renovated throughout providing large open plan living spaces and bedroom suite on the ground floor and 3 additional bedrooms on the first floor. The lounge and fitted kitchen have wood heaters installed that effectively heat the house. There are endless supplies of burnable wood situated on the property. Additional heating is provided by individual electric radiators.

To the outside of the house is a beautiful decked area with a southern aspect looking over the lake and containing a hot-tub.

The property also includes a 32 foot above ground pool with a modern shed construction providing changing facilities and storage facilities adjacent to the pool itself.

### Dependence

This large dependence provides for a vast area for storage at time, but also has local commune permission for converting into a secondary residence.

### Lake

The 3 acre lake sits beautifully in front of the main house with a path leading from the front to the property to the home swim. There are three additional made up swims around the lake with all the banks of the lake fully accessible. The lake has two small islands and mature overhanging trees and depths of up to 12 feet. The bottom of the lake is clay with silt and some exposed areas of gravel. The lake is fully legalised and is registered as closed waters with no restrictions on night time fishing. Being the lake has a natural water source the levels...

## NOTES