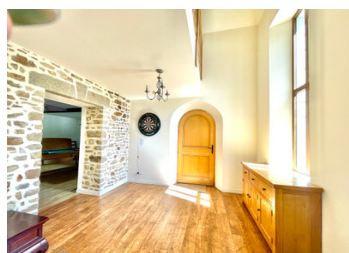


6-Bedroom Lakeside Home with 7500m of Fishing Heaven

EXCLUSIVE



INFORMATION

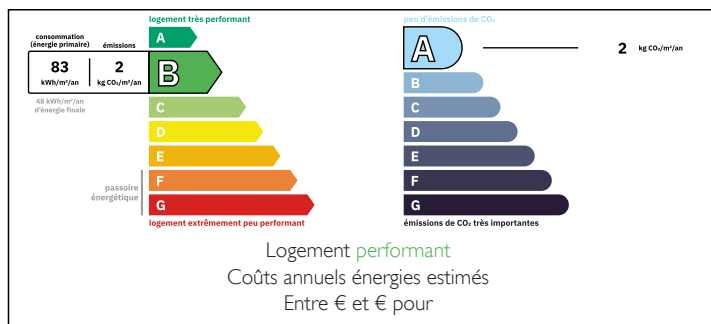
Town:	Hambers
Department:	Mayenne
Bed:	6
Bath:	2
Floor:	215 m2
Plot Size:	8040 m2

IN BRIEF

Set in a peaceful and picturesque location, this beautifully appointed 6-bedroom residence offers the perfect balance of luxury, comfort, and outdoor lifestyle.

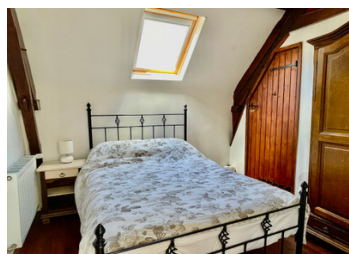
Whether as a full-time residence, a high-end holiday home, or a base for a premium fishing retreat, this elegant estate in the heart of the French countryside promises both lifestyle and leisure without compromise.

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 habitation: EUR

NOTES

DESCRIPTION

With a private, spring-fed fishing lake of approximately 7,500m² just beyond the terrace, this exceptional property presents a rare opportunity for discerning buyers seeking tranquillity, space, and the joy of lakeside living.

Set behind solar-powered electric gates, this impressive property offers a rare combination of comfort, space, and income potential.

THE HOUSE:

Has underfloor heating, pompe à chaleur, electric shutters, and solar panels for efficiency and comfort.

On entering through the beautiful wood arched front door you are in a bright spacious hallway with a set of double doors in front of you that lead to the lounge and an archway to your right that leads to the Games Room.

Spacious lounge (41.38m²) with large sliding patio doors, with electric shutters, onto the terrace offering panoramic lake views and a log burner.

Hallway out of the lounge leads in one direction to the office/gym (7.09m²) and Utility room (18.24m²) with washing machine, dryer, hot water tank, control board for the solar panels and the pompe chaleur and a separate WC. In the other direction takes you to back the Games Room (18.67m²) with a pool table that doubles up as a dining table and stairs to the first floor.

An archway leads to the Dining Room (13.56m²) with a double door that goes out onto the terrace and another archway to the beautiful large kitchen (21.55m²) with fitted cabinets, large central island, RangeMaster Cooker, log burner and kitchen appliances and a doorway out to the terrace and...