

## Charming Watermill with 7,500m Lake, Outbuilding & Gîte Potential – Renovation Opportunity



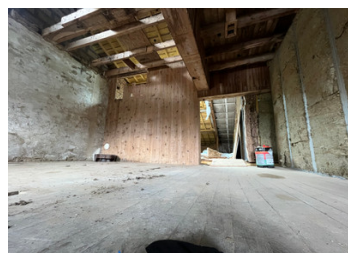
## INFORMATION

Town:	Fougerolles-du-Plessis
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	185 m2
Plot Size:	25260 m2

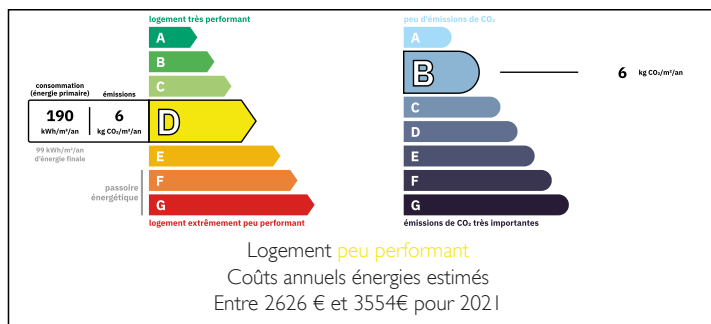
## IN BRIEF

Nestled in a tranquil countryside setting, this characterful former watermill offers a rare opportunity to create a stunning home or hospitality business. Set on expansive grounds with a private 7,500m<sup>2</sup> lake, the property includes a partly habitable main house, a large stone outbuilding, and scope for gîtes or guest accommodations.

The property requires significant renovation but offers a solid structure and immense potential. Some essential systems (water, electricity, roof, doors and windows) are in place, allowing for phased restoration while living on-site. New Fosse Septic Needed



## 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

Renovation Opportunity in the Heart of Fougerolles-du-Plessis – €179,500

Location: Fougerolles-du-Plessis, Mayenne, Pays de la Loire, France

Price: €179,500

Type: Village House / Renovation Project

Land Size: Approx. [insert size if known]

Living Space: Approx. [insert size if known]

Outbuildings: Yes – ideal for conversion or storage

Condition: Full renovation required

### Property Overview:

This is a rare opportunity to acquire a character-filled property in the charming village of Fougerolles-du-Plessis. Set in a peaceful location with easy access to local amenities, this spacious home offers enormous potential for transformation into a stunning family residence, holiday home, or rental investment.

### Features:

Traditional stone-built structure with original features

Generous internal layout with scope for 3–4 bedrooms

Large attic space suitable for conversion

Attached outbuildings and barns

Private garden with countryside views

Mains water and electricity connected (to be confirmed)

Quiet village setting with bakery, café, and supermarket nearby

### Ideal For:

DIY enthusiasts or developers seeking a rewarding project

Buyers looking to create a bespoke home in rural France

Investors interested in the growing demand for countryside retreats

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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