

Thatched cottage with 4 bedrooms plus a separate gite and lake for fishing in 4 acres of land close to Laval

## EXCLUSIVE



## INFORMATION

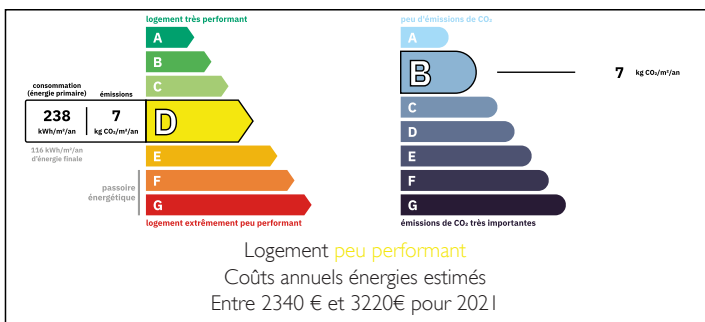
Town:	Ballots
Department:	Mayenne
Bed:	7
Bath:	4
Floor:	127 m2
Plot Size:	16000 m2

## IN BRIEF

Distinctive character 3/4 bedroom property with thatched roof overlooking a decked swimming pool and stocked lake for fishing plus a 3 bedroom detached gite all enclosed with an area of 4 acres that includes a mature wooded area. Situated within a couple of minutes of the small village of Ballot and 15 minutes to larger town of Craon in the Southern Mayenne.



## 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

### Main house

Has been fully renovated to include:

On the ground floor:

- + Open plan kitchen dining room with modern fitted kitchen units
- + Lounge with pellet burner
- + Bedroom
- + WC
- + Boot room for entry from the garden

On first floor

- + Bedroom (approx 25m<sup>2</sup>) overlooking pool and lake
- + Bedroom (approx 16m<sup>2</sup>)
- + Bedroom (approx 12m<sup>2</sup>)
- + Shower room with WC

To the outside of the kitchen is a covered patio area overlooking the swimming pool of approx 6x12m with decking surrounding the pool and includes a jacuzzi. The pool overlooks the lake.

### GITE/SECOND HOME

On the ground floor

- + Living area (approx 30m<sup>2</sup>) with fitted kitchen, dining and lounge area
- + Downstairs bedroom (approx 18m<sup>2</sup>) with ensuite wetroom

Upstairs

- + Bedroom (approx 16m<sup>2</sup>)
- + Bedroom (approx 14m<sup>2</sup>)
- + Bathroom with WC

Attached garage/workshop and other outbuildings for storage.

Both houses are in excellent decorative condition.

### LAKE

The lake is approx 1 acre in size with a natural source for the supply of water with depths to approx 1.8m and is predominantly stocked with

## LOCAL TAXES

**Taxe foncière:** 1187 EUR

**Taxe habitation:** EUR

## NOTES