

## Character Country Property with Two Lakes, Nearly 4 Hectares and Extensive Outbuildings

EXCLUSIVE



## INFORMATION

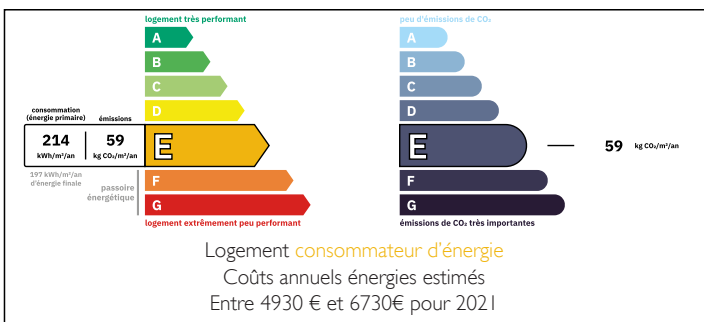
Town:	Izé
Department:	Mayenne
Bed:	5
Bath:	2
Floor:	180 m <sup>2</sup>
Plot Size:	39835 m <sup>2</sup>

## IN BRIEF

Set in almost 4 hectares of land in the Mayenne countryside, this substantial family home enjoys a peaceful setting with two private lakes, an orchard, established grape vines and a range of useful outbuildings. Offering spacious accommodation including a ground-floor bedroom, multiple reception rooms and three further bedrooms, the property provides plenty of space for family living. The lakes, currently home to carp, are a particular feature of the property and offer potential for recreational fishing, wildlife enjoyment and further enhancement of the surrounding landscape.



## 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

Entering through the front door, you arrive in a spacious living room of approximately 32.55 m<sup>2</sup> with an open fireplace. To the left is the fitted kitchen of approximately 14.99 m<sup>2</sup>. Beyond the kitchen is a separate office of approximately 8.82 m<sup>2</sup> and a ground-floor WC.

An open archway leads into a second reception room of approximately 28.52 m<sup>2</sup>, providing additional living or dining space. Much of the ground floor benefits from tiled flooring throughout.

A hallway leads to a bathroom of approximately 11.32 m<sup>2</sup>, a separate WC and a ground-floor bedroom of approximately 9.44 m<sup>2</sup>. There is also access to the boiler room.

Upstairs, a wide staircase leads to a spacious landing with wooden flooring. The first floor offers three bedrooms of approximately 17.60 m<sup>2</sup>, 14.80 m<sup>2</sup> and 19.30 m<sup>2</sup>, together with a shower room with wash basin and a separate WC. An additional room of approximately 4.90 m<sup>2</sup> could be used as a study, hobby room or occasional storage space.

Attached to the house is a garage/workshop of approximately 18 m<sup>2</sup> together with a wine cellar of approximately 8.90 m<sup>2</sup>. Opposite the house is a second garage/workshop of approximately 25 m<sup>2</sup>.

The property also includes a range of additional outbuildings comprising a stone-built wood store, a stone ruin, further storage buildings and various ancillary structures.

The land extends to almost 4 hectares and includes two private lakes currently home to carp, areas of woodland, fruit trees, an orchard and established grape vines. The lakes and surrounding land offer...

## NOTES