

Impressive estate of 13.5 acres with family home and business-ready 2.5acre carp fishing lake close to Laval

EXCLUSIVE



INFORMATION

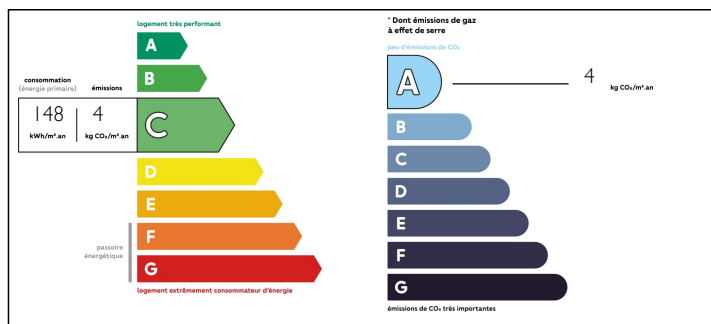
Town:	Ruillé-Froid-Fonds
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	56000 m2

IN BRIEF

Stunning estate of over 13.5 acres of land within which is a contemporary custom-built family house with 4 bedrooms, independent lakeside gite with two bedrooms, carp fishing lake of over 2 acres, stock pond and land adapted for horses with multiple paddocks and stables. All within a very private setting but within a couple of minutes of the local village amenities and under 30 minutes to the centre of Laval



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

Included in this estate of over 13.5 acres are all the elements required for a very comfortable family life with land for horses and the opportunity of building a very successful carp fishing business. The lake in particular has a long reputation for providing high quality carp fishing holidays.

The family home, custom built in 2007, is front and centre to the estate with its commanding views over the land and lake. To maximise the views over the land the house was designed with the main living and kitchen areas on the first floor. The house is comprised of:

On the ground floor:

- + Impressive entrance hall
- + 3 bedrooms
- + Shower room and WC
- + Large second kitchen/utility room

Custom-built stairs lead to the upper floor comprised of:

- + Large open plan living space with fully fitted kitchen, dining area and lounge with large patio doors leading to the raised decking area overlooking the land and main carp fishing lake
- + Large master bedroom with dressing room and ensuite bathroom and toilet. Large patio doors lead to the decking again providing views across the land and carp fishing lake.

On the upper floor has a reversible air conditioning system sourced by an air pump plus electric underfloor heating. The lower floor is installed with independent electric radiators.

The main house over looks the land to South. In front of the house is a large field with a path running through the field to arrive at the carp...

## NOTES