

Fishing lake with 3 bedroom-stone-house and a mill with lots of potential 10 minutes to Fougères



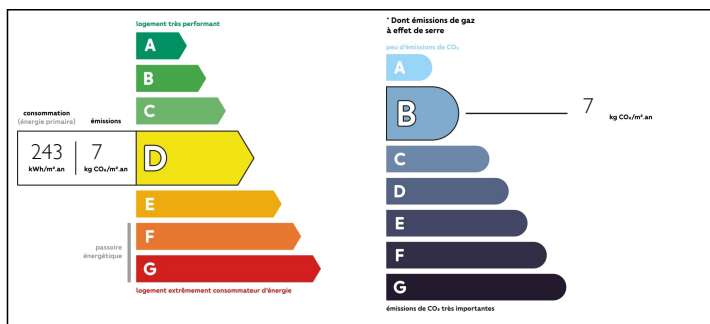
## INFORMATION

Town:	Saint-Ellier-du-Maine
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	19195 m2

## IN BRIEF

Located in a beautiful and peaceful setting on the border Ile-et-Vilaine (Brittany) and Mayenne (Pays de la Loire) this property is the home of carp fishing and a great holiday destination. You will find a 2-acre mature river fed carp lake and a superb accommodation on the lakeside for you to relax and pursue those carp catching dreams. This property has been run as a business and enjoyed by carp anglers and their families for many years. It is stocked with mirrors, carps and commons. Currently made for 4 anglers, there is sufficient room to add other swims. Paths around the lake have been levelled to provide suitable access for disabled anglers. The house can be bought fully equipped and is big enough for 10. On the ground floor you will find a well-equipped fitted kitchen diner, a spacious living room and a shower room with access for persons with limited mobility....

## 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

This hundreds year old lake was originally a quarry supplying granite.

The large fully fitted kitchen is well equipped with electric hob and oven, microwave, slow cooker, two fridges, a free standing freezer, dishwasher and washing machine.

Doors from the kitchen and from the living room open onto the garden behind the house, a perfect place for evening drinks and alfresco dining.

Groundfloor : kitchen: 23,40 m2; living room: 29,77 m2; shower room: 5,56 m2

1st floor: bathroom: 7,84 m2, bedrooms: 12,12 m2, 13,56 m2 and 15,37 m2

The old mill used for storage could be renovated to offer more habitable surface with breath-taking views onto the lake!

Ample off-road vehicle parking over the dam wall but also in front of and close to the house

Possibility to acquire high end equipment and fish foods.

The local village boulangerie and a tabac are a short walk away.

The medieval town of Fougères is a 10 minute-drive away where you will find supermarkets, a variety of shops, a selection of restaurants and the magnificent medieval castle steeped in history.

Electric heating, double-glazing, conforming septic tank

Fougères (8 miles), Mont Saint-Michel (31 miles) Granville (45 miles) Saint-Malo/Dinan/Dinard (55 miles) Bayeux, home of the famous tapestry (82 miles), less than an hour to Rennes' airport and 1h45 to Ouistreham ferry port

## LOCAL TAXES

Taxe foncière: 732 EUR

## NOTES