

Luxury 3 bedroom bungalow set in 9 acres of parkland that includes a 2 acre fishing lake and the potential for a fresh water fish farm close...



INFORMATION

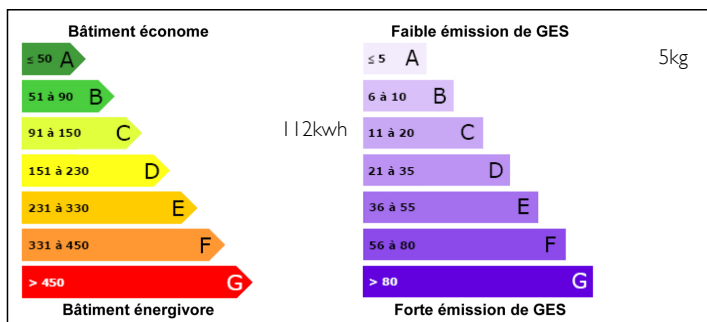
Town:	LOUDON
Department:	Loire Atlantique
Bed:	3
Bath:	2
Floor:	168 m ²
Plot Size:	35670 m ²



IN BRIEF

Superb, exceptional and spacious single-storey property located in the middle of its 9acre park with a fishing lake of approx 2acres located 30 km from Nantes in the town of Oudon, very close to Ancenis.

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

The house, built in 2003, is beautifully spacious and light with internal living space of 170m² that includes 3 bedrooms (all ensuite) all on a single level.

The internal space is comprised of:

+ Open plan living space of 79m² with front and back full height double glazed doors providing oceans of light into the enormous living space with a high quality fully tiled floor. Included within the space is a luxury fitted kitchen. This space is subdivided into zones with the use of the furniture creating lounge, dining, reading area etc all within this amazing space. The views out to the rear of the property are of the lake and to the front the large park like garden.

+ Separate fitted kitchen with external door

+ Three bedrooms (each approx 16m²) each again with full height double glazed doors and each with a full ensuite luxury bathroom and WC.

+ Separate utility room and WC.

To the rear of the property is the 2 acre fishing lake with closed water status and depths to approx 2metres. The lake had previously been designed as a holding area for the larger fish specimens but more recently as a private fishing lake focused on carp and In addition are multiple smaller lined ponds (with a surface area of nearly 500m²) for the breeding, management and sale of fresh water fish.

To the front of the main domestic property is an enormous expanse of park like garden almost all laid...

LOCAL TAXES

Taxe foncière:

775 EUR

NOTES