LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30466DSE53 Price: 503 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (475 000 EUR without fees)

Fishing lake of 17.5 acres with two habitable properties in over 29 acres of land close to Vitré















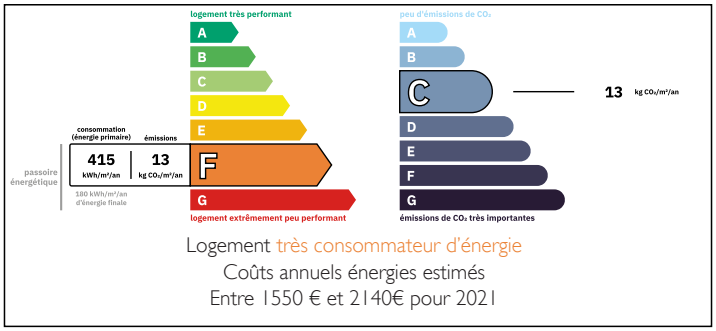
INFORMATION

Town:	Juvigné
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	133 m2
Plot Size:	117185 m2

IN BRIEF

Stunning property comprising a fishing lake of over 17.5 acres with ancient moulin overlooking the lake plus an additional detached property both in a habitable condition ideal for making into a fishing business. Both properties are with two bedrooms providing the opportunity for owners accommodation and an additional gite that could be part of the fishing business or for use as a distinct holiday rental

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1550 € et 2140€ pour 2021

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.

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NOTES

DESCRIPTION

A vast estate of over 29 acres comrprised of an old water mill, a secondary detached home, a lake of over 17.5 acres and mixed land around the properties and the lake all situated at the end of a no-through road.

THE MILL- approx 62m² habitable space
Currently all accommodation is on the one level comprising:
+ Lounge dining room with wood burner and a balcony overlooking the land behind the + house
+ Kitchen
+ Shower room and separate WC
2 double bedrooms

THE GITE - approx 72m² habitable space
Is situated approx 200m from the moulin and about 50m from the edge of the lake itself being comprised of:
+ Open plan living/dining room with a corner kitchen with open fire
+ 2 double bedrooms
+ Shower room and WC
+ Cave/walk in storage

Outside the living room is a large south facing patio with electric powered awning.
The house has two separate loft spaces that would be ideal for extending the living accommodation. Outside is a large barn used for storage and as a garage.

THE LAKE
Is of 17.5acres, fully legalised and controlled with all the banks fully accessible on foot. To one side and at the rear of the lake is a large wooded area and to the other side open fields. The lake itself has mature trees along the margins with an access road over the dam wall leading to the moulin accommodation, boat house and large storage barn.

At the dam wall end the lake is over 8 feet...