LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A34599SVM53 Price: 392 450 EUR

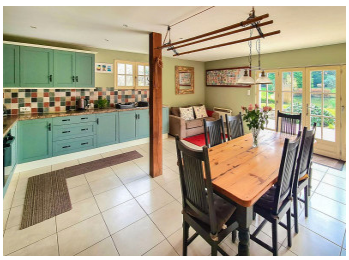
agency fees included: 4 % TTC to be paid by the buyer (376 950 EUR without fees)

Private Lake, Pool & Guest Cottage – Home with Gîte Potential Near Évron















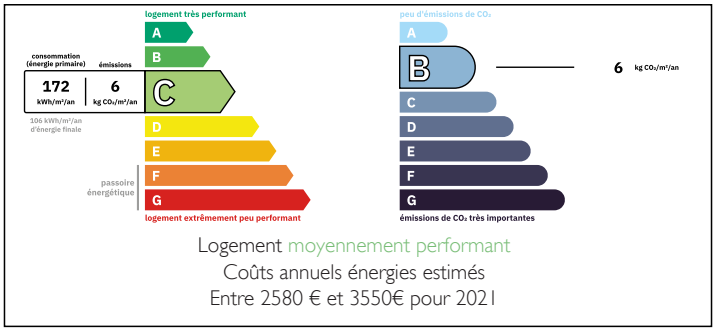
INFORMATION

Town:	Sainte-Gemmes-le-Robert
Department:	Mayenne
Bed:	6
Bath:	2
Floor:	228 m2
Plot Size:	8018 m2

IN BRIEF

A rare opportunity to own a countryside home with its own private lake, swimming pool and separate guest cottage, set in a peaceful hamlet near Évron. Offering both lifestyle appeal and gîte potential, this versatile property is ideal as a family home, holiday retreat or income-generating project.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2580 € et 3550€ 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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LOCAL TAXES

Taxe foncière:	**1700 EUR**

NOTES

DESCRIPTION

The main house provides well-balanced family accommodation arranged over two floors. An entrance hall with exposed stone walls & tiled floors leads into a bright kitchen and dining room (37 m²) featuring fitted units, informal seating area and French doors opening onto the terrace. A walk-in pantry offers additional storage.

The lounge (31.6 m²) is light and welcoming, benefitting from large windows overlooking the gardens and pool together with a log burner creating a central focal point. The ground floor also includes a utility room and guest WC.

The wide white staircase leads to a beamed landing and gives access to four bedrooms and a family bathroom equipped with bath and shower. The principal bedroom also with character beams andwindows looking out to the lake (approximately 25 m²) benefits from an ensuite shower room, while three further bright bedrooms provide comfortable accommodation for family or guests.

The detached guest cottage offers independent living space suitable for visiting family or seasonal rental use. It comprises of an open-plan lounge and kitchen (26.7 m²) with fitted units and log burner. The first floor includes two bedrooms together with a separate shower room and WC. An adjoining garage/workshop (29.4 m²) with tiled floor and sink provides useful storage or workspace.

Externally, the property is set within established grounds including lawned gardens, mature planting, orchard and meadow areas. A saltwater swimming pool (35 m²) with terrace provides space for outdoor dining and relaxation. A small private lake of approximately 1,000...