LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A36392SVM53 Price: 545 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (515 000 EUR without fees)

# UNDER OFFER - Fully Furnished 6-Bed Lakeside Home with Private Lake & Terrace – Turnkey Living in Mayenne















## INFORMATION

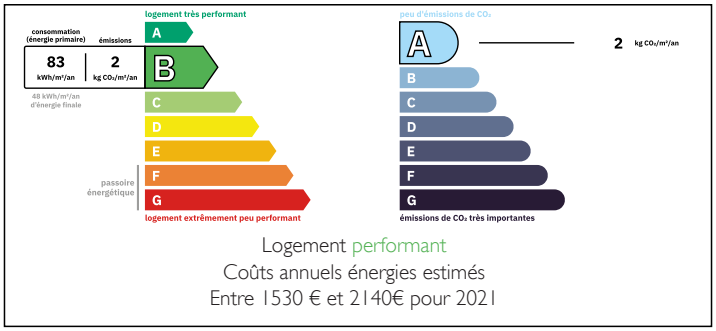
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|---|---|
| Town: | Hambers |
| Department: | Mayenne |
| Bed: | 6 |
| Bath: | 2 |
| Floor: | 274 m2 |
| Plot Size: | 13170 m2 |

## IN BRIEF

Fully furnished 6-bed lakeside home with private spring-fed lake, terrace bar, pool and gated grounds near Hambers, Mayenne. Turnkey countryside living.

Whether as a permanent residence, spacious family holiday home, or tranquil rural retreat, this elegant property invites immediate enjoyment from the moment of arrival. With its own private spring-fed lake of approximately 7,500m² just beyond the terrace, the home provides a rare opportunity to embrace relaxed waterside living surrounded by nature.

## ENERGY - DPE




Logement performant
Coûts annuels énergies estimés
Entre 1530 € 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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## LOCAL TAXES

**Taxe foncière:** **1547 EUR**

## NOTES

## DESCRIPTION

Accessed via solar-powered electric gates, the property enjoys privacy and generous grounds while combining modern efficiency with character and warmth. The installation of 16 solar panels contributes to energy efficiency and provides a return from electricity generation, complementing the underfloor heating and heat pump system for comfortable year-round living.

THE HOUSE

Entering through the charming arched wooden front door, a bright and welcoming hallway sets the tone for the spacious accommodation throughout. Double doors lead directly into the main lounge, while an archway opens to a versatile games room.

The generous lounge (41.38m²) features large sliding patio doors with electric shutters opening onto the terrace, allowing natural light to flood the space and framing calming views across the lake. A log burner adds warmth and atmosphere during cooler months.

From the lounge, a hallway leads to an office or gym (7.09m²), a substantial utility room (18.24m²) housing laundry facilities, hot water tank, and energy systems, along with a separate WC. In the opposite direction, the games room/dining room (18.67m²) offers flexible family space and staircase access to the first floor.

An archway connects to the current dining room (13.56m²), which opens onto the terrace, while a further arch leads to the spacious kitchen (21.55m²). Featuring fitted cabinetry, a central island, RangeMaster cooker, additional log burner, and integrated appliances, the kitchen provides an inviting hub for everyday living and entertaining, with direct access to the terrace and covered bar area.

FIRST FLOOR

A bright and expansive landing (18.88m²) serves