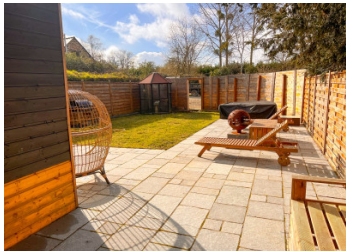
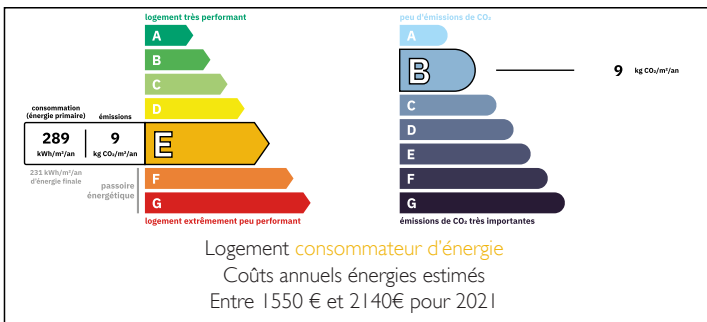


A superb 2 bedroom stone cottage with 5 acre Carp fishing lake set on 13 acres in the Mayenne

EXCLUSIVE



ENERGY - DPE



INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Les Brulais     |
| Department: | Ille-et-Vilaine |
| Bed:        | 2               |
| Bath:       | 1               |
| Floor:      | 80 m2           |
| Plot Size:  | 53220 m2        |

IN BRIEF

Stunning renovated stone cottage in the Mayenne countryside with a 5 Acre lake on 13 acres of land.

Previously operated as a very successful Carp Fishing venue with both Common and Mirror records in 2022 over 60lb.

The pretty 2 bedroom, stone cottage has a fully enclosed garden with enclosed patio and gardens reaching down to the lake edge.

There is a separate entrance for access to the lake for the drive & survive fishing guests and also to access the woodland.

Super location within 90 minutes of the Channel Ferry ports and sure to appeal to those looking to resume and develop a Carp Fishing venue either living onsite or to establish a fully exclusive luxury Fishing/Holiday location.

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

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES