LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48631DSE53 Price: 450 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (425 000 EUR without fees)

Family home with three bedrooms with additional cottage to renovate overlooking a 3 acre carp fishing lake

EXCLUSIVE















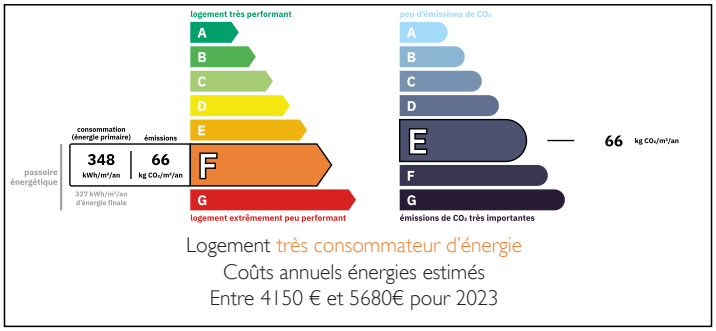
INFORMATION

Town:	La Rouaudière
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	127 m2
Plot Size:	55000 m2

IN BRIEF

Situated in a beautifully private location this property offers a traditional French farmhouse with three bedrooms overlooking a stunning 3 acre fishing lake for either private use or as part of a fishing business. The property also offers a detached stone cottage for renovation with it's own private entrance ideal as an independent cottage for rental. Additionally is a large enclosed field ideal for animals or a self-sufficiency project. The property is privately located close to the southern Mayenne village of Saint Aignan sur Roe.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4150 € et 5680€ pour 2023

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: **1031 EUR**

NOTES

DESCRIPTION

MAIN HOUSE

All the accommodation of the main family house is located on the ground floor comprising:

+ Entrance Hall
+ Dining Room with open access to the lounge
+ Lounge with double doors leading to the patio area providing a panoramic view of the land ad lake
+ 3 bedrooms. The two larger bedrooms are south facing with views out across the land to the lake beyond.
+ Bathroom with toilet
+ Separate toilet
+ Kitchen with fitted units and plenty of work top space.
+ Utility room with central heating boiler
+ Cellar/cave for storage
+ Internal access to the garage with stairs leading to the loft area.

All the accommodation is currently on one level. But there is the possibility to extend the accommodation into the loft and indeed to extend the accommodation into the current attached garage.

The house is heated with a full oil-sourced central heating system with radiators in each room. The lounge also has a central wood burner.

COTTAGE

Independent stone cottage with private access also with panoramic views of the lake and land requiring complete renovation internally. Currently with two large rooms there is the opportunity to make an internal connection to the previous animal housing for bedroom and bathroom. This cottage already has an independent connection to both town water and electricity.

LAKE

Stunning 3 acre tree-lined lake with island feature having depths from 3 to 9 feet and multiple natural swims around the lake providing great accessibility to the key areas of the lake. ...