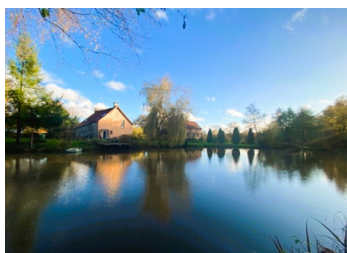
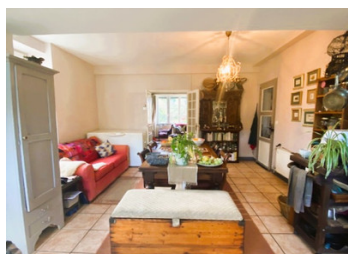


Established 2 acre carp fishing venue with exclusive holiday gite, beautiful owners home and glorious grounds.



INFORMATION

Town:	ST GEORGES DE
Department:	ROUELLEY Manche
Bed:	5
Bath:	3
Floor:	205 m2
Plot Size:	27290 m2



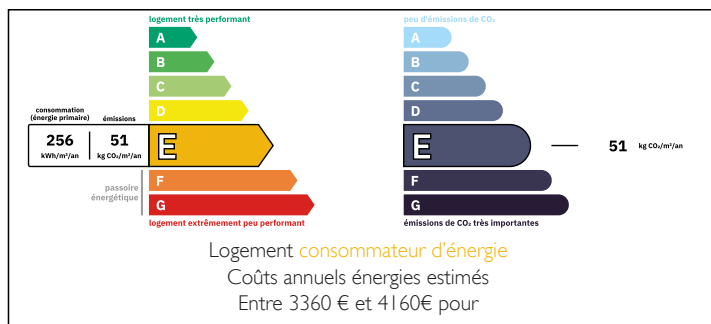
IN BRIEF

A detached 3 bedroom character lakeside property with separate 2 bedroom gite in quite beautiful surroundings with no neighbours. An established business, perfect for fishing and country loving guests, sitting in 7 acres of grounds in wonderful countryside.

The two properties are well maintained and are situated in nearly 7 acres of beautiful grounds which include woodland, wildlife areas and two grass paddocks. The private 2 acre carp lake is well stocked and bordered by a picturesque trout river. The current owners run a successful business offering the comfortable gite for rental to families and couples who fancy a spot of private fishing alongside exploring all that Normandy has to offer!!

Situated in the Regional National Park, a popular tourist area, it is also conveniently close to Ferry ports located at Caen and Cherbourg (75 min-105

ENERGY - DPE



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

Both houses benefit from double glazing throughout. There is oil central heating to the main house and electric heating in the gite. Another benefit is a recently installed septic tank which serves both properties. This property is very versatile and would appeal to those looking to take over an existing successful holiday venue, have a beautiful and private large family property or to develop other holiday or equestrian pursuits in wonderful surroundings.

The main house is entered via an enclosed porch - Ideal for storage of outdoor wear. This leads to the Lounge with feature beams and fireplace with wood burning stove and tiled floor with large south facing window to the front. There are also two sets of double doors; One set leading through to the large study and the other leads to the kitchen diner.

The study is a good size room currently used as an office, however large enough to be a dining room if desired. Complete with feature open fireplace and wooden flooring.

The fully fitted kitchen/dining room is very spacious and bright and airy and overlooks a walled kitchen garden and large poly-tunnel with raised beds. Feature stone walls in parts and double aspect to side and rear of the property. To the rear there is access to the garden and a super vegetable plot, lake pontoon and a patio overlooking the lake. There is a further door which leads to the hall which is full of character...

LOCAL TAXES

Taxe habitation:

EUR

NOTES