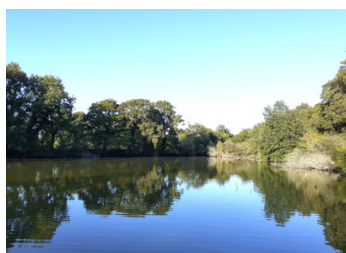
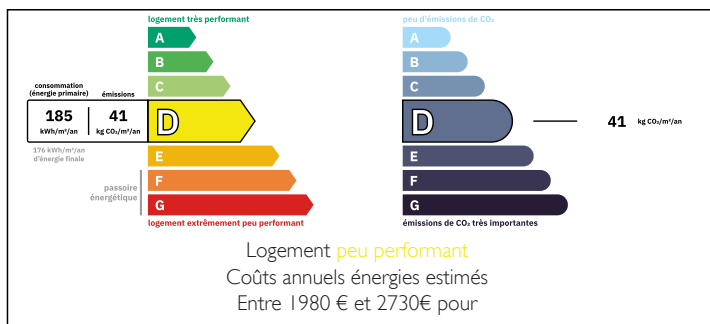


Incredible character property set in over 6 ha, including a 4-bedroom family house, a 2-bedroom gîte, 2 lakes



ENERGY - DPE



INFORMATION

Town:	Montenay
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	226 m2
Plot Size:	66348 m2

IN BRIEF

Exceptional opportunity to acquire a vast property including a superb 4-bedroom stone house, a 2-bedroom gîte, an outside entertainment/bar/BBQ area, 2 lakes in a stunning and very private setting of over 10 acres and only 6 km to Ernée

This impressive property set in peaceful Mayenne countryside at the end of a lane has so much to offer!

The main house (181 m2)

It includes on the ground floor a fully fitted kitchen, a useful spacious utility room, a WC, a vast living room of nearly 50 m2 with wood burner ideal for big family or friends gatherings.

On the first floor, a landing with useful built-in storage leads you to a shower room with WC, a family bathroom with a corner bath and 4 large double bedrooms all with built-in wardrobes.

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 are currently rented out successfully providing a steady income with potential to grow further should that be your project.

Both houses are fully renovated to a very high standard with double-glazing throughout, full insulation, efficient heating systems, wood burner but have retained original and decorative features like feature fireplaces, exposed beams.

The exteriors are a mix of large patio areas/terraces, BBQ areas, established shrubs and mature trees, meadows, woodland.

2 lakes (approx. 14000m² and 4300m²) offer huge potential as somewhere both yourself and guests can spend time.

You can go for long rides from the house off to the GR37 that goes to the Mont Saint-Michel.

This property could be your dream home whether you are a horse lover, a keen angler or if you want to run a highly successful gîte business with great potential for good revenue generation or a small holding project (not that small actually)!

At 7 km the town of Ernée has all amenities. 20 km to Mayenne, 30 km to medieval town of Fougères or Laval with TGV station, Mont St Michel with its pretty coastline is just 1 hour away and the nearest ferry port is 2 hours away.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES