



Ref: A34599SVM53

Price: 427 445 EUR

agency fees included: 6 % TTC to be paid by the buyer (403 250 EUR without fees)

Lakeside Countryside Estate in Mayenne Main House + Guest Cottage • Saltwater Pool • Private Lake



INFORMATION

Town: Sainte-Gemmes-le-Robert

Department: Mayenne

Bed: 6

Bath: 2

Floor: 228 m2

Plot Size: 8018 m2









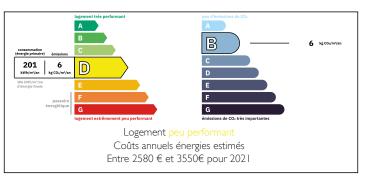




IN BRIEF

This is a rare opportunity to own a versatile countryside estate with both a main residence and a guest cottage, complemented by exceptional outdoor features. Whether you envision a private family home, a holiday retreat, or a property with rental potential, this one has the ingredients to fulfill a range of dreams.





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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



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LOCAL TAXES

Taxe foncière: 1700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Wake up to peaceful waters glistening on your own private lake, enjoy long summer afternoons beside the saltwater pool, and entertain friends under the shade of orchard trees. This rare property near Sainte-Gemmes-le-Robert (Mayenne) combines rustic charm, modern comfort, and versatile living — ideal as a family home, holiday retreat, or rental investment.

Main House

Enter through a welcoming hall with exposed stone walls before arriving in the bright kitchen-dining space (37 m²), where fitted cabinetry, a cozy seating nook, and French doors to the terrace create a natural indoor-outdoor flow. A walk-in pantry ensures practical storage.

The lounge (31.6 m²) opens onto the terrace via large windows, with a log burner as a focal point and views toward the gardens and pool.

On the ground floor you'll also find a utility room and guest WC.

Upstairs, a landing framed by exposed beams leads to four well-proportioned bedrooms and a family bathroom (bath + shower). The master suite (ca. 25 m²) includes its own ensuite shower room, while the remaining three rooms are bright, airy, and ideal for family or guests.

Guest Cottage

Perfect for extended family, holiday letting, or private guest use, the cottage features a lounge-kitchen (26.7 m²) with fitted units and log burner. Upstairs are two comfortable bedrooms, plus a separate WC and shower room. An attached garage/workshop (29.4 m²) with tiled floor and sink adds flexibility for storage or projects.

Outdoor & Grounds

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