

Five Star carp fishing venue with two well stocked lakes and high spec accommodation close to Laval

EXCLUSIVE



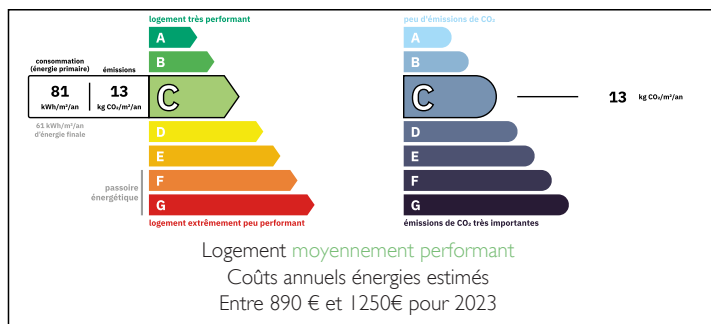
INFORMATION

Town:	Houssay
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	91 m2
Plot Size:	43721 m2

IN BRIEF

Situated between Laval and Chateau Gontier in the Southern Mayenne this carp fishing venue has built a reputation as being a luxury venue for carp fishing and family holidays. It offers two stocked lakes containing pristine carp for anglers of all abilities with the onsite accommodation providing a luxury family holiday environment that includes a large decked area with rigid jacuzzi and heated swimming pool overlooking the lakes.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Situated in nearly 11 acres of land this very private property is accessed from a the local country lane down a long track to the parking area

The property is comprised of:

+ LUXURY HOME

The main living accommodation is a new construction on the site of the previous cottage with all the works internally and externally being made to an exceptional standard comprising:

- * Open plan living space of approx 45m² comprising new high quality fitted kitchen with all appliances, dining area and lounge area. Large patio doors lead to the outside terraced area.

- * Master bedroom

- * Bedroom 2

- * Bedroom 3

- * Luxury shower room with Italian walk-in shower.

- * 2x WC

- + Utility room and storage

The house is fitted with heating and air-conditioning and benefits from a conforming installation fosse-septic.

The decking area wraps around the front of the house offering a 30m² covered area for outside dining and relaxation overlooking the lakes below. Added to this is the rigid sunken jacuzzi and the in-ground heated swimming pool (approx 8m x 4.(m) both overlooking the lakes providing a beautifully architected family play area.

+ FISHING LAKES

The two fishing lakes are beautifully presented with mature trees and bushes around them both and plenty of natural features to fish to. Extensive works were made previously to both increase the depths of the lake and create in-lake features in both lakes. Since then the lake has matured and the pristine carp within the lake grown at remarkable rates...