

## Wonderful 2.5Acre DDT Compliant carp fishing venue with house, gite and outbuilding in the Mayenne



## INFORMATION

Town:	Gennes-Longuefuye
Department:	Mayenne
Bed:	6
Bath:	5
Floor:	240 m2
Plot Size:	32955 m2



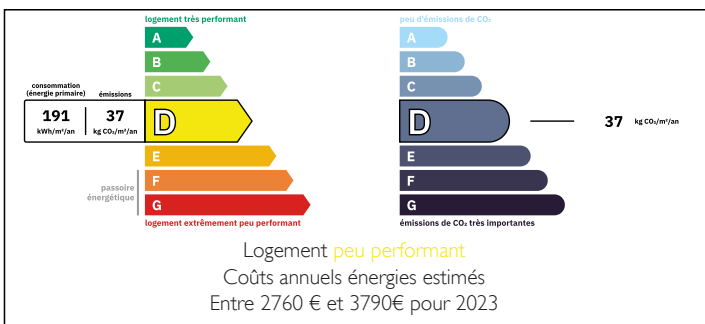
## IN BRIEF

Wonderful property in excellent condition ready to start your life and business in France. Currently operating as a luxury carp fishing venue - this superb property boasts a 3 bedroom, 3 bathroom home and separate 3 bedroom and 2 bathroom gite ready for your angling visitors, holiday guests or for extended family stays. Set in beautiful surroundings with the 2.5 Acre lake, with woodland and fantastic gardens in the beautiful Mayenne countryside between Château-Gontier and Le Mans.

The property is sure to appeal to those looking to further develop a successful business, shift gears to an exclusive vacation property or enjoy a wonderful countryside home in fantastic surroundings.

Recent DDT inspection - fully compliant.

## 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

The main house enters a large Lounge with open plan, fully equipped kitchen, there is a large dining room and a very practical downstairs bedroom and shower room with WC. Upstairs there is a master suite with bath and WC and a further bedroom with shower room and WC.

The gite offers a very comfortable 3 bedroom and two shower rooms with WCs and with a Large Lounge/dining room and open plan fully fitted kitchen. Two of the bedrooms and a shower room are on the ground floor and a further bedroom and bathroom on the upper floor. Very flexible and also very practical for reduced mobility guests.

All fully double glazed throughout and boasting feature wood burning stoves in the living spaces, the main house also benefits from gas central heating and therefore the properties offer very flexible accommodation for family living and also offering income potential.

The gardens wrap around the properties and with woodland and a beautiful 2.5 Acre lake which is fully conforming. The lake was drained and with silk removed, increased depths which now vary from 1-4m and with a stocking programme, has approximately 120 carp now reaching around 25kg. The lake has other species such as pike and roach but with no poisson chat or crayfish - ensuring a nuisance free fishing experience in beautiful surroundings.

The current operating model allows the cottage to provide for up to 6 guests and exclusive fishing on the lake.

More details...

## LOCAL TAXES

**Taxe foncière: 1515 EUR**

## NOTES