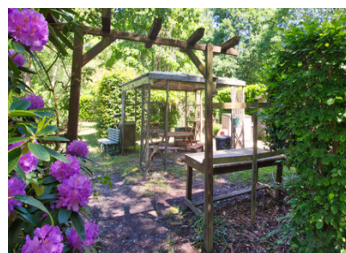
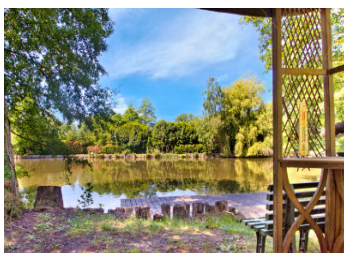


Small private fishing lake with cabin in peaceful natural setting

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Mansigné
Department:	Sarthe
Bed:	0
Bath:	0
Floor:	0 m ²
Plot Size:	5560 m ²

IN BRIEF

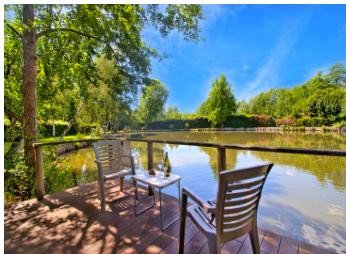
Tucked away in a peaceful natural setting just 1.5 km from the centre of Mansigné, this charming leisure property offers approximately 5,560 m² of private land with a secluded private lake of around 4,100 m². The property includes a timber cabin, veranda overlooking the water, fishing platforms and established coarse fishing, creating an ideal countryside retreat for relaxing in nature or enjoying quiet weekends away.

Mansigné is a popular village with local shops, restaurants, a weekly market and a well-known leisure lake offering swimming, watersports, walking trails and outdoor activities throughout the summer months.

The property is well located for exploring the wider Sarthe and Loire Valley regions, with Le Lude, La Flèche Zoo and the famous Le Mans 24 Hours circuit all within easy reach, alongside the châteaux

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 property is approached via a discreet entrance leading to a private and peaceful lakeside setting hidden from public view. The lake is bordered by mature hedging and trees, with a wide path running around much of the water, making it easy to access and enjoy the different areas of the plot.

A timber cabin of approximately 12 m² provides simple accommodation for daytime use and occasional overnight stays. Equipped with solar lighting, USB charging points and a gas heater, it offers comfortable off-grid leisure use in a natural setting. The recently added composite veranda overlooks the lake and creates an ideal covered seating area for relaxing or dining outdoors. The property also includes a shed, two large new fishing platforms, 2 gazebos with tables and benches, and useful storage areas, allowing several spots around the lake to sit and enjoy the surroundings.

The lake itself extends to approximately 4,100 m² (just over 1 acre) and is generally around 1 to 1.2 metres deep around the margins, reaching approximately 2 metres in the centre. The lake benefits from a controlled water inlet and overflow system helping maintain water levels throughout the year. It is stocked with a variety of coarse fish including mirror carp, common carp, grass carp, roach, rudd and catfish, with varying weights from 0.5kg to 10kg.

While not intended as a commercial or specialist fishing venue, it offers an enjoyable private fishing and leisure space for owners wishing to spend quiet time...

LOCAL TAXES

Taxe foncière: 183 EUR

Taxe habitation: EUR

NOTES