

Leisure park with longère, 2 independent gites and lake set in 12 acres of land close to Chateau Gontier



INFORMATION

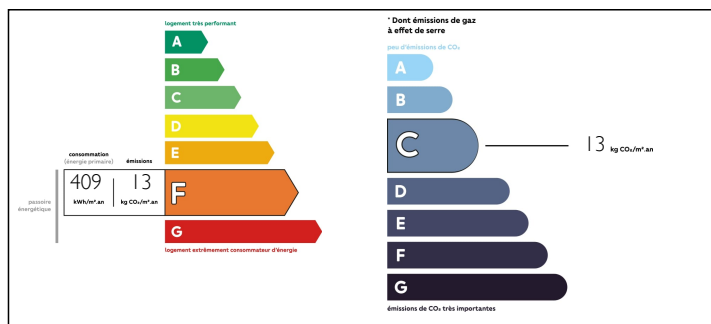
Town:	Fromentières
Department:	Mayenne
Bed:	7
Bath:	3
Floor:	309 m2
Plot Size:	47536 m2

IN BRIEF

A beautifully tranquil setting in nearly 12 acres of grounds with three restored houses - a large and very private owners detached house, a one bedroom cottage and a further detached gite that has stunning views over the lake. Beautifully peaceful environment situated at the end of a private track but is just 3km from the local village of Fromentieres and 9km from the Mayenne town of Chateau Gontier in the Southern Mayenne.



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

This stunning corner of paradise has so much to offer in terms of providing a family home with the opportunity to run a hospitality business with the two independent gites and the prospect of also including a fishing business based around the 2 acre lake.

The property is accessed via a long lane descending to the side of the valley over looking the countryside beyond. Included are the following:

1. The Farmhouse/longère which acts as the owners main residence comprising :

On the ground floor:

- Conservatory/Entry Hall (approx. 13.5m²) to the front of the traditional farmhouse
- Kitchen (21m²) – fully equipped with a modern farmhouse-style kitchen and dining area
- Dining Room (10m²)
- Lounge (31m²) with feature woodburner and double doors leading to the patio area
- Downstairs bedroom (15m²) with dual aspect windows
- Bathroom
- WC
- Cellar/utility area

The staircase leads from the living room up to the large mezzanine (13.5m²) which provides ample space for a home office or secondary lounge. The first floor provides plenty of character with rooms built into the eaves making use of the exposed beams and sloping ceilings

- master bedroom (18m²) with Velux windows and ensuite shower and WC
- bedroom 3 (13m²) with Velux window
- bedroom 4 (15m²) with window and large storage cupboard.

2. The Cottage

- This charming cottage with its own garden, south-facing terrace and parking area All the living

NOTES