



**Attractive 4 bedroom edge of village house with stunning 3 hectares of parkland, wood, plus a 2 hector lake, two barns.**

This incredible property is perfect for those who would like to run fishing holidays, a restaurant, or just happy to fish in the 2 hector lake, and enjoy the quite of the 5 hectare grounds. Set on the outskirts of a sleepy village near the town of Pouancé in Maine et Loire, France.

This is an amazing . . .

Driving onto the property through one of the large gateways (there are two entrances) along the gravel driveway with the lake to the left, a right turn up towards the main house, the huge barns are either side but some distance away and the house is in front of you, looks are deceptive. At first look this property is not large, this thought doesn't last for long. I have therefore simplified the tour.

The house.

4 bedrooms, 24m<sup>2</sup>, 17.5m<sup>2</sup>, 12m<sup>2</sup>, 6m<sup>2</sup>.

Large fitted kitchen / diner, 24m<sup>2</sup> (most appliances will be left)

Entrance hall: 12m<sup>2</sup> & inner corridor 12m<sup>2</sup>

Large living room / formal dining room: 36m<sup>2</sup>

Bathroom: 4.5m<sup>2</sup> (with shower, double fitted vanity unit, plumbing for a washing machine).

Separate toilet: 2m<sup>2</sup>

Enormous loft: approx 140 m<sup>2</sup> and 8 m tall at highest point and would make several bedrooms with en-suites.

Boiler room and a store room.

Central heating, (geothermal (air) and an oil boiler (in reserve !)

The Stone built barns, out buildings

Barn 1. (140m<sup>2</sup>) large sliding doors along the front. Concrete floor. slate roof.

Barn 2. (240m<sup>2</sup>) several entrances, slate roof; (used as storage and has two levels).

Garage with workshop area.

The land

A total of 5 . . .

## Grand Ouest

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