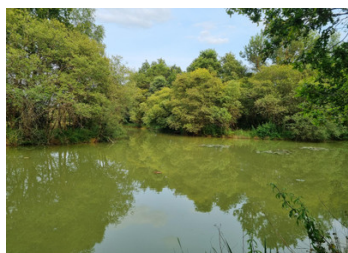
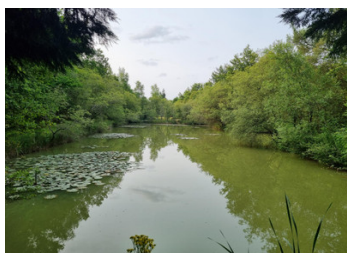


8 acre carp fishing lake, fully stocked and business ready

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

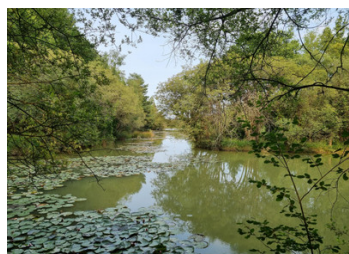
Town:	Langon
Department:	Ille-et-Vilaine
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	56495 m2

IN BRIEF

An 8 acre closed water lake fully stocked with monster carp set in 14 acres of land with stock ponds close to Bain de Bretagne. Ideal for a drive-and-survive fishing business

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

Set in over 14 acres the property is comprised of:

* Main fishing lake of 8 acres.

Fully legalised and registered as closed water punctuated with islands and mid-water reed beds and mature clusters of water lilies. The water depths range from 3 to 8 feet of water across the lake. There is a mature treeline around the margins with the majority of the natural swims located on the south bank into open water. Additional swims are also located on the north bank. Electricity is available to the north bank.

* Stock ponds

Three stock ponds exist as a cascade feeding into the main lake.

* Wooden cabin/gite

Situated close to the entrance of the property the wooden cabin is comprised of a timber clad lounge, fitted kitchen, shower/WC and a mezzanine double bedroom. The cabin is connected to mains water and electricity. The cabin is ideal for renting to anglers or as a seasonal owners/bailiff's home. To the front of the cabin is a patio area and ornamental pond with views across the land over the lake.

* Wooden cabin with kitchen and shower/WC facilities

Also connected to mains water and electricity this cabin provides cooking and eating facilities to visiting anglers as well as shower and WC facilities.

* Boat house

* Secure storage containers

Two lockable shipping containers ideal for storing machinery and bait supplies.

This business-ready lake of 8 acres is fully stocked with monster carp of over 70lbs!! Total stock is estimated...

LOCAL TAXES

Taxe habitation: EUR

NOTES