

7 acre carp fishing lake set in 23 acres of land that includes a beautiful two bedroom renovated cottage



## INFORMATION

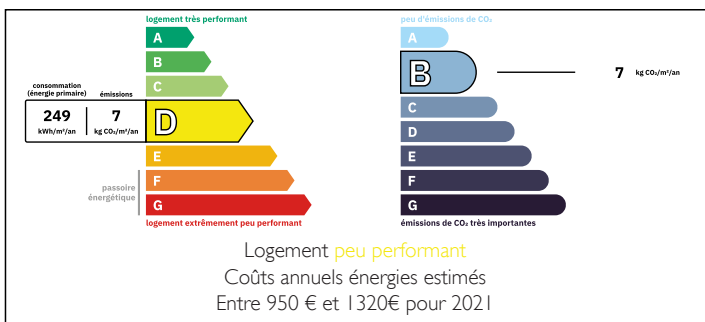
Town:	Fougères
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	95964 m2

## IN BRIEF

Ready to go carp fishing drive-and-survive business in fully stocked lake of 7 acres set in a parkland of over 23 acres that includes a gorgeous 2 bedroom stone cottage and plenty of land for horses or other animals and/or a self-sufficiency project. Being just 1hr from St Malo or 90minutes from Caen this is ideally suited to British anglers.

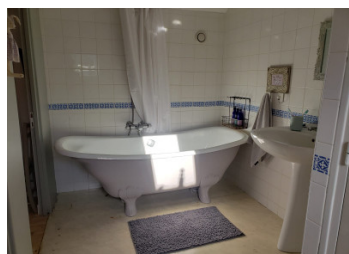


## ENERGY - DPE



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 enormous and beautifully secluded 23 acre property is comprised of:

### HOUSE

The fully renovated stone house is comprised of:

On the ground floor

Open plan living space of approx 40m<sup>2</sup> comprising fitted kitchen, dining area and large lounge with a wood burner

Stairs lead to the first floor:

+ Mezzanine/Office area

+ Bedroom 1

+ Bedroom 2

+ Bathroom with bath and shower and WC

The house has been beautifully renovated throughout with no works required.

Having its own private entrance this is perfectly situated away from the lake allowing for a private living environment.

### LAKE

Is a 7 acre quarry lined with granite and a water average water depths of approx 4.5 feet and maximum of approx 8 feet with 6 swims around the mature tree lined banks. The lake is documented as being closed status. The lake has many interesting features for an angler including an island, gullies, boulders and feeding holes.

The lake contains an estimated 140 carp with weights over 40lb and an average weight of 26lb all pristine carp with a good ratio of commons to mirrors. All fish stock are included in the sale.

Angling is on a drive-and-survive basis with plenty of space on and around the swims for bivvies. Additional facilities with showers and WCs are provided in a detached outbuilding away from the main house. The lake is ideal for a maximum of 4 anglers with the season running from March through

## LOCAL TAXES

Taxe foncière: **684 EUR**

Taxe habitation: **EUR**

## NOTES