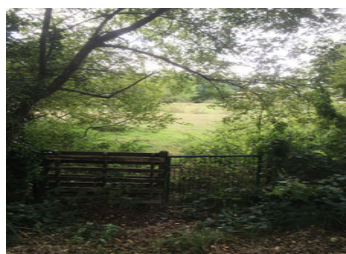


A Lake for Fishing (leisure) & a Separate Adjoining Field



INFORMATION

Town:	Villaines-la-Juhel
Department:	Mayenne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	8414 m2

IN BRIEF

A charming natural spring-fed leisure lake for fishing & adjacent field for sale.

ENERGY - DPE

DPE not required.

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

Here we have on offer a charming natural spring-fed leisure lake for fishing , (approx 2500m2) Stocked with carp, roach, and tench, the lake provides a peaceful spot to enjoy nature and unwind. With a depth of approximately 1.5 meters at its center, the lake is ideal for leisure fishing . Lake is approx 2500m2 on 4,539m2 of land

A path surrounds the entire lake, allowing for serene walks around the water's edge. Additionally, there is a little cabin on-site, providing a convenient space to store fishing rods and gear.

Included in the sale is the adjacent field, 3,875m2 linked by a gate and partly fenced, which features its own natural spring. This spring feeds into a stream that meanders along the bottom of the field, eventually passing the lake area, adding to the natural beauty and tranquility of the setting. There are No building permissions due to it being an Agricultural area.

Ideas for the field could be: Wildlife & Conservation – Encourage biodiversity by planting wildflowers, creating bird boxes, or maintaining it as a natural meadow.

Orchard or Permaculture Garden – Grow fruit trees, berry bushes, or other low-maintenance crops suited to the environment.

Paddock or Grazing Land – Ideal for keeping small livestock like sheep, goats, or even beehives for honey production.

Private Nature Retreat – Leave it untouched as a peaceful extension of the lake area, perfect for meditation, or nature photography.

Located near to village of Villaines le-Juhel which has...

LOCAL TAXES

Taxe habitation: EUR

NOTES