

Stone house to renovate with fishing lake of 5000m

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Carbay
Department:	Maine-et-Loire
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Fishing lake of approximately 5000m² in land of approx 1.3Ha that includes a stone house for complete renovation. The renovation has a connection to mains water and electricity plus a recent fosse septic installation. Located on the outskirts of the village of Carbay close to Chateaubriant.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Property comprises:

+ Fishing lake of approx 5(00m² (approx 1.25 acres) with depths to approx 2m. Whilst there are known to be fish within the lake it is not known species or numbers. The banks of the lake are fully accessible all around the lake with some good sites for permanent swims. The lake has a good central island feature.

+Detached stone house for complete renovation but with connection to makes water, electricity and a recently installed fosse septic. The house represents a full renovation although the roof has been refurbished and some internal works have been started.

The property is located at the end of a no-through road access only very occasionally by the neighbouring farmer.

The property is located between the towns of Pouance and Chateaubriant

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>