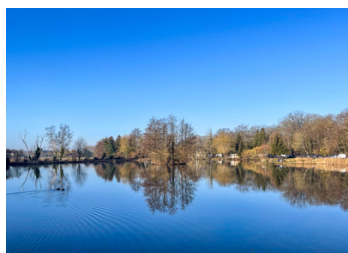
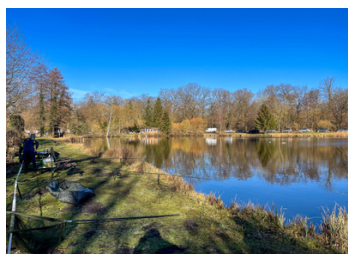


Business opportunity: 5 hectares of premium fishing lakes just 40 minutes' drive from Paris



INFORMATION

Town:	Thiers-sur-Thève
Department:	Oise
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	68139 m2



IN BRIEF

EXCEPTIONAL FISHING LAKES INVESTMENT: Six premium fishing lakes just 40 minutes from Paris. This outstanding 6.81-hectare property currently generates a significant annual rental income (7.5% yield) from an established tenant. The diverse waters include specialized lakes for trout fishing (ideal for beginners and families), a dedicated carpodrome where specimens up to 23kg are caught, coarse fishing lakes (stocked with roach, rotengle, tench, and gudgeon), and a breeding/rearing pond. An important feature is the continuous flow of fresh water through each lake via controllable sluice gates, ensuring optimal water quality and fish health year-round. All lakes are fully drainable for maintenance. The property boasts a flourishing ecosystem with exceptional water quality supporting thriving populations of carp and trout (predator fishing permitted in winter). Currently operated as a successful fishing venue with loyal clientele, on-site equipment sales, and expert guidance...

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

null

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

LOCAL TAXES

Taxe foncière: 161 EUR

Taxe habitation: EUR

NOTES