

## LARGE FISHING LAKE OF OVER 20 ACRES ON 40 ACRES OF LAND WITH FISHING PERMITS.



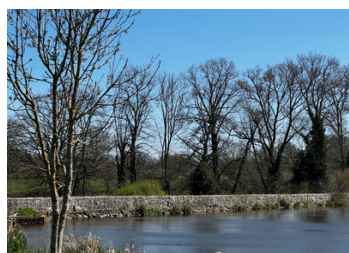
## INFORMATION

<b>Town:</b>	<b>Chénérailles</b>
<b>Department:</b>	<b>Creuse</b>
<b>Bed:</b>	<b>0</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>0 m2</b>
<b>Plot Size:</b>	<b>92516 m2</b>

## IN BRIEF

Located walking distance from the very vibrant rural town of Chénérailles, with supermarket, shops, bakers, bars and restaurants, and most other amenities, this large, established fishing lake has status as a fish farm, but is authorised for tourism ie private and paying angling enthusiasts.

Totally conform, with a maximum depth of 2.5m it is being sold with all livestock which was replenished within the last few years and now catches of 25+ kilos carp can be expected.



## 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

A serene escape, yet close to amenities, this stunning 50 000m<sup>2</sup> lake nestled on a generous 10 hectares of land, (25 acres), is perfect for quiet fishing, or family gatherings and leisurely days with friends. It is an old, registered lake but has all the necessary regulatory requirements and authorized for tourism fishing.

This tranquil spot offers an ideal setting for relaxation or the potential to launch a small fishing business. With a maximum depth of 2.5 meters, this picturesque lake invites you to unwind and enjoy nature's beauty in a peaceful, non-constructible setting.

The lake is available for exclusive and non-exclusive hire with currently just two well positioned swims across each side of the lake, however anglers have access to 3/4 of the lakeside, or many further swims could bring in a further, larger revenue stream. The lake was replenished with carp over the last few years, and now 25+ kilo carp can be expected, along with some natural fresh water fish. The lake is stream fed.

The lake has access via a road giving easy access to parking areas and there is currently WC facilities with a dry toilette.

Whilst there are currently no provisions for habitation on site, nor water or electricity, the location is within walking distance to shops and by car to the main arterial route giving access to the A20 and A71 going the north or South of France.

If you require any further, more specific information, please do not hesitate...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES