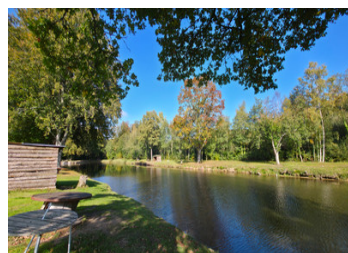
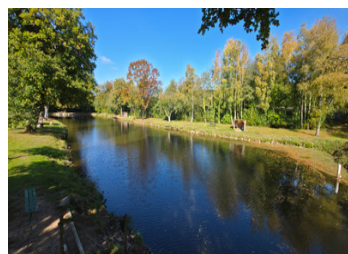
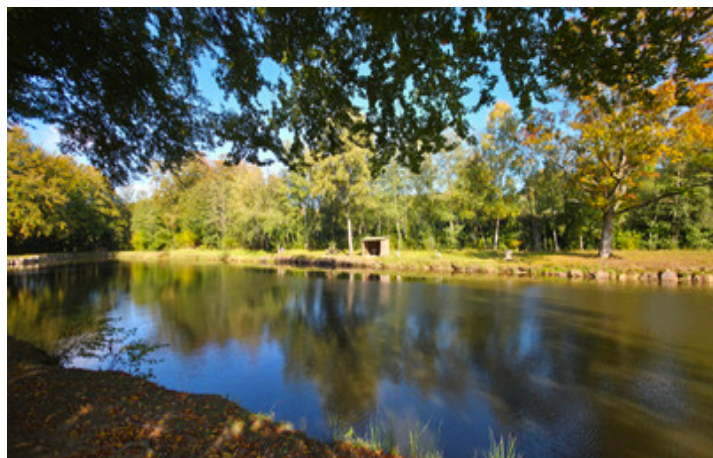


A fabulous opportunity for entrepreneurs; fishing enthusiasts, passionate retirees, or holiday fishing!



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Tinchebray-Bocage
Department:	Orne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

A wonderful location, superbly maintained by the present owner awaits a fishing enthusiast to take on this HUGELY IMPROVED leisure location with a little revenu beside.

Its a beautiful spot beneath in an undisturbed location offering 2 ponds on a plot of land with a total area of 4 hectares: 1 ponds of 4000m2, 1 ponds of 6100m2 both supporting Trout and / or Carp as preferred.

It comprises: - reception area with a little light refreshments or snacks, an open terrace overlooking the ponds, parking and chalet with washbasin, and shower.

1 mobile home of 40m2 MRI of 2008 very good condition 3 bedrooms is available to purchase.

Properties in the area are available for a permanent applicant wishing to live off site..

The land benefits from fiber, water and electricity and a recent septic tank installation.

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 huge improvement for this Fishing Property with Two Ponds and Business Potential

An exceptional opportunity for fishing enthusiasts or those seeking a lifestyle business in a peaceful natural environment. This well-maintained property combines leisure, light business potential, and outstanding countryside charm.

Property Overview

The property extends over 4 hectares of land and includes:

Two fishing ponds — one of 4,000 m², the other 6,100 m², both fully declared and compliant with the DDTM regulations.

Fishing reception area offering snacks and soft drinks for visitors.

Open terrace overlooking the ponds — perfect for relaxing or hosting guests.

Parking area and a chalet equipped with washbasin and shower.

Mobile home (MRI, 2008) – 40 m² in very good condition, featuring 3 bedrooms (included in the sale).

Technical Features

Connections: Fiber internet, water, and electricity on site.

Sanitation: Modern Ecoflo micro-station installed in 2021.

Fishing authorization: Valid for tourist and recreational use until 2030, renewable for a further 30 years.

LOCAL TAXES

Taxe habitation: EUR

NOTES