

Lakeside family home, gite and a 3.6 acre fishing lake close to Passais. Perfect for starting a carp business

EXCLUSIVE



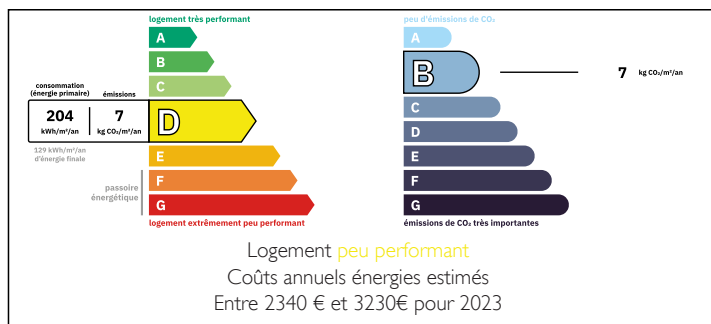
## INFORMATION

Town:	Passais Villages
Department:	Orne
Bed:	4
Bath:	2
Floor:	181 m2
Plot Size:	18560 m2

## IN BRIEF

A stunning, fully stocked carp fishing lake of approx 3.6 acres in private setting close to Passais la Conception that includes a family home with 2/3 bedrooms, a luxury gite with one bedroom and a fisherman's lodge and a boathouse converted into a relaxing bar overlooking the lake. Situated within about 90 minutes of the ports of St Malo and Caen this an ideal location for a carp fishing business with carp up to 50lbs in the lake.

## ENERGY - DPE



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 great opportunity to acquire a lake that is all set for making a great fishing business!

Included on this very private 4.6 acres site is:

### + FAMILY HOME

This all-on-level family home of approximately 145m<sup>2</sup> has been beautifully renovated and decorated. Currently the house is configured as follows:

- Enormous (60m<sup>2</sup>) open plan living/dining area with a fully fitted luxury kitchen with central island. This is the most sumptuous of living spaces with well defined areas for cooking, eating and dining all with the most amazing views of the fishing lake. In one corner is the ornate large woodburner that can heat the entire property and provide plenty of ambiance. The large windows and patio doors provide amazing views of the lakeside terrace and the lake beyond.
- Master bedroom of approx 18m<sup>2</sup> with views out over the lake beautifully decorated
- Large second bedroom
- Luxury bathroom with WC
- A dressing room or additional bedroom

Everything within this home has been completed to a very high standard with enormous attention to detail throughout

To front of this property is a beautiful lakeside terrace area with plenty of space for rest and relaxation overlooking the lake. And to the side of the house is a private garden running alongside the lake.

### + GITE

This newly completed one bedroom gite has been completed to a very high standard. It comprises:  
: Open plan living area with corner fitted...

## LOCAL TAXES

Taxe foncière: 1102 EUR

Taxe habitation: EUR

## NOTES