

## Super 1Ha (2.5Acre) Private fishing lake in wonderful surroundings in the Allier



## INFORMATION

<b>Town:</b>	<b>Chambérat</b>
<b>Department:</b>	<b>Allier</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>11531 m2</b>

## IN BRIEF

Wonderful Private fishing lake in the countryside perfect for getting away from it all and relaxing next to a beautiful 1Ha ( 2.5Acre) lake.

The private and fully fenced property is DDT compliant and has a concrete garage and a large Hangar on the grounds which offers brilliant storage and also a great parking spot for a campervan or caravan.

There is also a small outhouse/WC.

The current owner has enjoyed many holidays and weekend over the decades with family and friends. Under the shade of the mature oaks, a wonderful spot for dining with views across the lake and the surrounding countryside.

Just delightful!

## 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

Travelling down a country land past the farms outside of Chamberat you access the fully gated and fenced property with quite breathtaking views across the Allier countryside.

Close to the entrance of the property is a prefabricated garage ( approx 15m2) providing excellent storage for gardening equipment and garden furniture.

There is a large hangar ( approx 20m2) with views straight down the centre of the lake. The owner currently houses his Caravan underneath and there is still dining space to the side and also under the large mature Oak behind.

The owner recently had the lake inspected and was advised to remove trees from the dam wall which has been completed.

The family have enjoyed their private lake with friends for nights away, weekend and holidays over the years and also enjoyed fishing for the carp in the lake. It's an idyllic getaway in beautiful surroundings.

More details can be provided on request.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

-----

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