

Successful carp fishing business with two lakes, owners and anglers accommodation as a turn-key opportunity



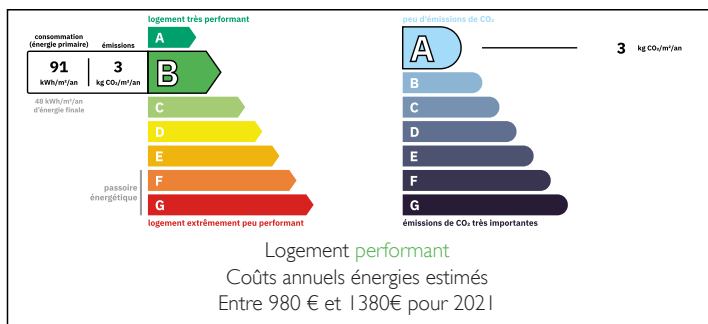
INFORMATION

Town:	Armaillé
Department:	Maine-et-Loire
Bed:	3
Bath:	1
Floor:	112 m2
Plot Size:	22100 m2

IN BRIEF

A total turn-key carp fishing business with two fully stocked carp fishing lakes both with anglers accommodation set in 5 acres of land and private owners accommodation with 2/3 bedrooms. Situated within 90minutes of the channel port of St Malo and 2h40mins of Caen this is a highly accessible fishing complex for British anglers.

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

The property comprises:

+ PRIVATE OWNERS ACCOMMODATION

A custom built wooden cabin of 112m² habitable space providing:

- * Master double bedroom of approx 18m²
- * Bedroom 2 of approx 10m² 2/3 bedrooms,
- * Bedroom 3/office of approx 10m²
- * Fully fitted kitchen with island of approx 20m²
- * Large open plan living space of approx 45m² comprising dining area and lounge area with views across the lake.
- + Luxury bathroom with roll-top bath and large walk-in shower plus WC
- + Additional WC
- + Utility room
- + Gazebo to the front of the cabin with views overlooking the lake.

NOTES

The house is fitted with heating and air-conditioning and is fully insulated having an energy category of 'B'

The owners accommodation is completely private having its own private access from the local country lane and a gated fence to access the rest of the site.

+ LAKE 1

This 6 500m² lake is fully stocked with approx 130 carp to a known maximum of 49lb 12oz plus grass carp (to 36lb), pike, zander, perch and catfish to 74lb. A small island provides an attractive feature to the lake with a small bridge for accessibility. Custom made posts are available in each of the four corners of the lake plus a pontoon provides for a home swim directly outside the anglers accommodation.

The lakeside anglers accommodation provides two bedrooms with living space, toilet and shower facilities. Wifi is available across the entire lake.

+ LAKE 2

This 6 000m² lake is fully stocked with approx 80 carp to 51lb plus...