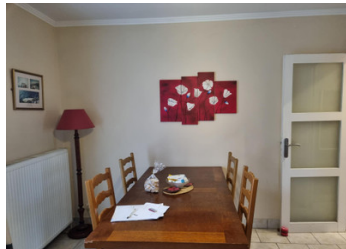


5 acre fishing lake with family home close to Montaudin

EXCLUSIVE



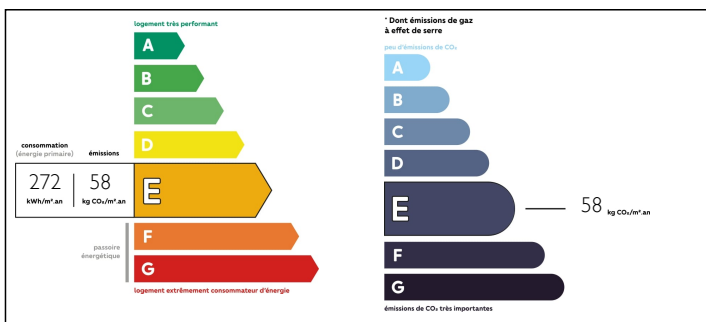
INFORMATION

Town:	Montaudin
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	26056 m2

IN BRIEF

Stunning stocked 5 acre carp lake with amazing business potential in beautifully secluded environment containing a 3 bedroom family home and mobile home for angling accommodation within easy reach of the channel ports and close to local shops and amenities. A plug-and-play opportunity for starting an angling business

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.



LOCAL TAXES

Taxe foncière: 524 EUR

NOTES

DESCRIPTION

HOUSE

The house is a well presented pavilion style house with all the accommodation on one level comprising:

- + Large lounge/dining room with wood burner
- + Fitted kitchen
- + Three bedrooms
- + Shower room with WC

The main living areas and bedrooms have beautiful views across the lake but it still private from any anglers on the lake.

Also included is the attached garage/workshop with entrance into the kitchen. This garage also contains the central heating boiler. And accessible from the rear of the house is a cellar for storage.

LAKE

The lake is a true 5 acres of water importantly with closed water status sourced by natural springs within the lake. the bottom of the lake is light silt on clay and has all year depths close to 2m at the deepest point.

The lake has 4 good social swims making it ideal for groups of 3 or 4 anglers who have the option of drive-and-survive on the banks or the use of the bedrooms and accommodation in the mobile home. Also available is a shower/toilet block and a social area for dining in the detached dependence.

The lake has a well documented stock of approx 150 pristine carp with an average weight of 32lbs and that includes at least 10 x 40lb and 3x 50lb. Predator fish come in the form of pike up to 30lb. All fish stock is included in the sale.

Information about risks to which this property is exposed is available...