

Established fishing lake with chalet set in mature landscape and tranquil setting; including fish stock

EXCLUSIVE



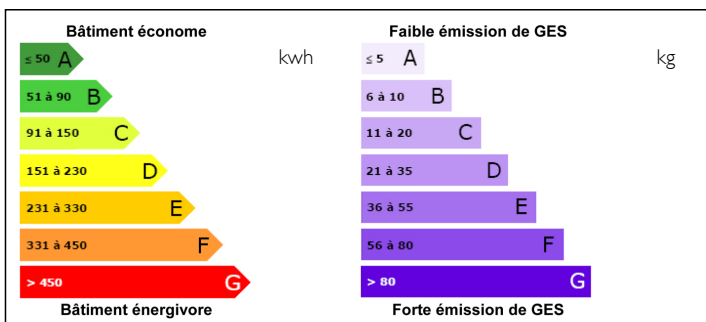
INFORMATION

Town:	Acigné
Department:	Ille-et-Vilaine
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	18103 m2

IN BRIEF

A well established fishing lake specialising in, and stocked with, carp and sturgeon. It is set in unspoilt natural surroundings, making it an ideal spot for anglers looking for privacy and peace and quiet. The lake benefits from private parking and is enclosed with gated, secure access to the grounds. The total water surface is 1 ha with a maximum depth of 3 meters. Currently stocked with approximately 90 fish, including common carp, mirror carp, koi carp and sturgeon up to 24 kg. The chalet is solar powered and comprises of a bathroom, kitchen and bedroom. The west-facing decking is the ideal spot for watching the sun set over the lake or contemplating the day's catch. The location is easily accessible by motorway (10 minutes) and only 6 minutes from the nearest village or less than 30 minutes to Rennes. A true picturesque sanctuary!

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

Less than 30 minutes from Rennes, this enclosed and gated lake is set in over 1.8 ha of land with a small secondary pool which can be used for breeding fish.

The lake comes furnished with a small rowing boat dock, a sundeck, barbecue and chalet with part covered terrace.

Currently set up as a "no kill" fishing lake including approximately 90 fish (mainly carp and sturgeon), reservations are accepted for one or more days, weekends or whole weeks. Night fishing is allowed.

The chalet is solar powered and comprises of a bathroom with dry toilet and shower, kitchen and bedroom. Water supply by rain water or well.

The lake is fully equipped and (remote) monitored and comes with large storage shed and garage unit. Total water surface is 1ha and maximal dept is 3 metres.

Water supply, drainage and overflow systems have been installed.

Dedicated fishing pods are in place, large enough to allow for a bivvy / tent.

Dry toilets as well as an outdoor sink (supplied by rain water) are provided.

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

NOTES