

Fishing lake of 2.5acres set in 7.5acres of land with additional stock pond close to Chateau Gontier

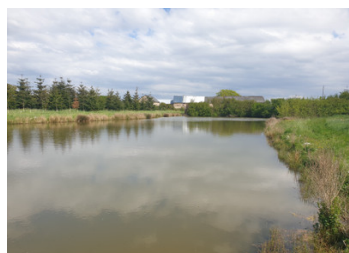


INFORMATION

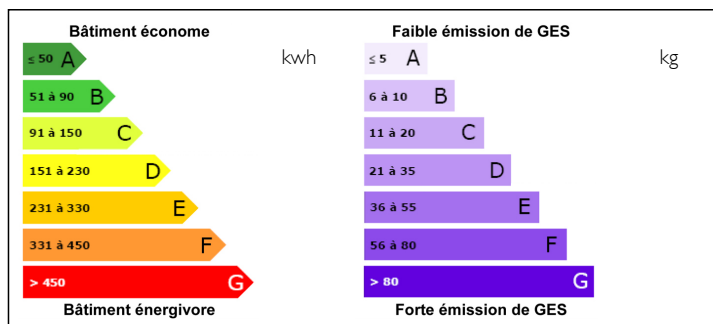
Town:	Greze-en-Bouère
Department:	Mayenne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	30355 m2

IN BRIEF

Beautifully situated carp fishing lake of 2.5acres stocked with carp plus an additional smaller lake of approx 0.6acre in land of 7.5acres in a beautiful tranquil environment situated about 3 minutes away from the local village of Greze-en-Bouère and 15 minutes to the larger towns of Chateau Gontier and Sable sur Sarthe.



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

Great location for an off-grid carp fishing experience with the main lake of approx 2.5 acres being ideal for private fishing or a small carp fishing business. The lake is approx 2m deep and is fully registered as a closed lake with no restrictions on night fishing.

This main lake is stocked with carp, pike and roach although exact numbers are unknown but carp are said to be in the region of 10 to 12kg in weight.

The smaller lake of approx 0.6 acres is ideal as a stock/breeding pond again with depths of about 2m. There are currently no pre-defined swims on either of the lakes but there is plenty of space to install swims or allow for off-bank fishing.

There is no accommodation on site and currently no access to water or mains electricity. It would be possible to install a caravan/mobile home on site for non-permanent habitation. An ideal situation could be between the two lakes for a caravan/mobile home. Mains water and electricity is accessible nearby but an onsite installation would be required.

Access to the amenities of the local village of Grez-en-Bouère is just 3 minutes away by car and the larger towns of Chateau Gontier and Sable sur Sarthe just 15 minutes away.

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

NOTES