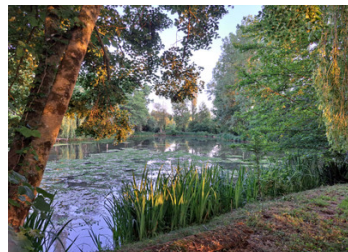
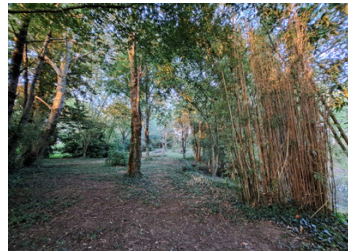


A little piece of paradise in the form of a private fishing lake and leisure land close to Sable sur Sarthe

## EXCLUSIVE



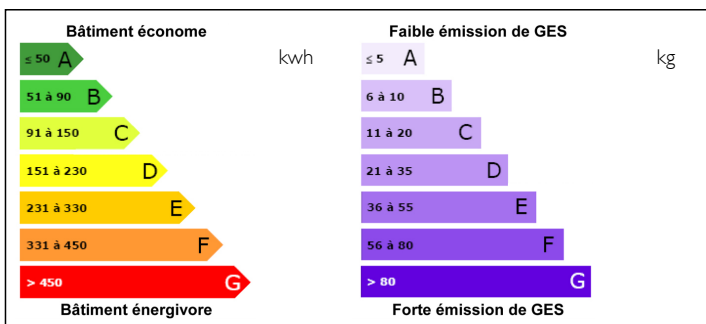
## INFORMATION

Town:	Saint-Brice
Department:	Mayenne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	10450 m2

## IN BRIEF

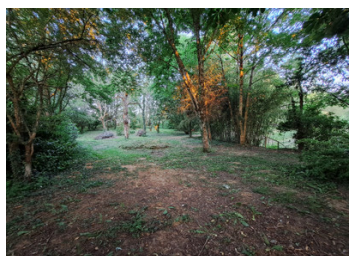
A beautifully private 2.5 acres plot of land with no visible neighbours comprised of a 1.25 acre fishing lake, small woodland and land close to the small village of Saint Brice and just 10 minutes away from the large town of Sablé-sur-Sarthe and 30 minutes from Chateau Gontier

## 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

Accessed from a small country lane outside the village of Saint Brice and then down an even smaller lane this is a beautifully secret piece of paradise!

The centre piece of this beautiful piece of leisure land is the beautiful tree lined lake of approx 1.25 acres. The lake is fully legalised and classified as closed waters. Within the lake are known to pike and carp but exact numbers are unknown.

The lake is clay-lined and with a maximum depth of 2.5 metres at the dam end with the water being naturally sourced.

The site offers a semi-off grid environment. Mains water is connected and available onsite. Electricity is provided by solar panels.

The land is designated as natural/leisure land and is not constructible and as such is such designated as a habitable site. It is suitable for short or extended stays for either private or rental use.

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

## NOTES