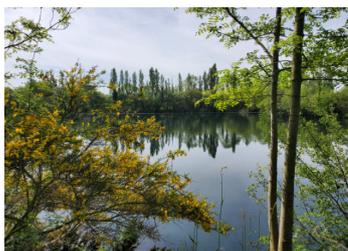


Beautiful 8 acre plot comprising 5 acre lake and surrounding land suitable for camping. Fully business ready.



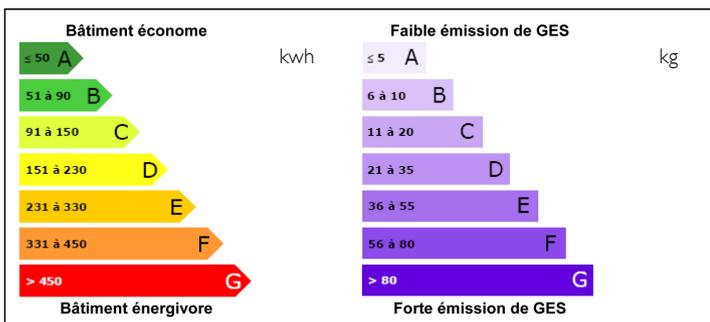
INFORMATION

Town:	Saint-Germain-de-Longue-C
Department:	Deux-Sèvres
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	35485 m2

IN BRIEF

With its own access along a 100m track from a quiet country lane, this closed waters lake bounded by mature trees offers complete privacy in idyllic surroundings. It is fully stocked with around 160 carp ranging in size from 20 to 65 lbs and is approximately 15 feet deep at its deepest point. Previously the lake has been used as a 'drive-and-survive' destination focused on the UK market and has proved extremely popular with carp anglers. In addition to carp there is a large catfish (last weight was well over a 100lbs) as well as perch, zander and pike. Also available for sale with three-bedroom house nearby - REF: A25609DTH79

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 land is non-constructible but there is mains water at the site and there is a shower block and toilet. Accommodation on site comprises a 2-berth cabin with bunk beds and a 2-bedroom mobile home that has solar panels for lighting, a battery powered fridge, a toilet and basic kitchen. In addition, a prefabricated wooden chalet is on site ready to be assembled.

The property is located less than a kilometre from the nearby village and the main road to Parthenay which is about 15 minutes away by car. The entire perimeter of the lake is accessible from the land included in the sale.

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

NOTES