LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A08971 Price: 240 750 EUR

agency fees included: 7 % TTC to be paid by the buyer (225 000 EUR without fees)

Drive & Survive Carp fishing business, consisting of 2 lakes of 4.3Acres in tranquil surroundings.

EXCLUSIVE















INFORMATION

Town:	Saint-Auvent
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	29279 m2

IN BRIEF

This existing business has been running for several years in a tranquil and isolated setting perfect for relaxing holidays. The lakes conform and have a PVT license in place to allow day and night fishing. There are 2 separate chalets ; one as a lounge with TV and decking area and the second providing a fully equipped kitchen to prepare meals close to the swims. There is also a separate caravan with toilet and shower facilities completing the 'Drive & Survive' carp fishing venue which has 4-6 swims per lake and often booked on an all inclusive basis for parties looking to ensure exclusive use of the facilities and opportunity to move around the lake as required. The lakes are well stocked with over 160 carp now averaging just over 18kg or 40lbs.

ENERGY - DPE

DPE not required.

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.

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LOCAL TAXES

Taxe foncière: **232 EUR**

NOTES

DESCRIPTION

This lake business has everything in place to just pick up and go, to run a successful Carp fishing business.

The two lakes conform to the DDT regulations, they have a PVT licence in place valid until 2035, the lakes are 2.45 Acres and 1.85 Acres in size and between the two lakes there are a total of 11 swims. Both lakes are stocked with a variety of large carp now averaging just over 18kg or 40lbs.

The two lakes are stream fed and are 2.4-3.6m at the deepest points. The lakes are fully accessible with vehicle access close to all swims and via a single gated and fully fenced property.

There are two cabins on the property, with mains water to them, this provides a kitchen and eating/relaxation area for fishermen, Lounge and TV area and a decking area out front.

The vendor will also include in the sale a separate (removable) trailer with toilets and showering facilities.

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