

Two fishing lakes set in a total of 22 acres of natural land situated between Laval and Chateau Gontier.



INFORMATION

Town:	Nuillé-sur-Vicoin
Department:	Mayenne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	91534 m2

IN BRIEF

Opportunity to make a carp fishing enterprise around the main closed water lake of 2.5 acres and a smaller lake of approx 1 acre. Both lakes are fully legalised and conforming.



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.

DESCRIPTION

Two lakes set in over 22.5 acres of land comprising the following:

+ The main lake of approx 2.5 acres has mature margins with depths to approx 2.5m. Within this main lake are known to be carp, pike, zander and perch but the exact numbers and sizes are unknown but should form the basis of stock having been previously used as a leisure lake for small family gatherings.

This lake is classified as closed waters with no restrictions on night time fishing. Water is sourced from the land and also a feed from the first lake within the complex. There is some works required around the margins of the lake more related to maintenance of trees and removal of some snags. Currently there are no pre-defined swims in place on this lake but clear locations that would serve the lake well. The lake looks well to serve 3/4 fishermen probably on an exclusive use basis.

+ The smaller upstream lake is about an acre or so in size having denser treelined margins and again good depths to the water. In all probability this is a lake to be used as a stock or isolation/quarantine pond for new stock or breeding purposes.

+ Accommodation is available in the 3 berth caravan situated on the edge of the main lake that is connected to electricity and water derived from an artesian well.

+ A large plantation of nut trees of greater than 10 acres is associated with this property.

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