

**WOW! 18ha leisure park incl. 12ha carp fishing lake, 3 chalets (space for more), bivvie-camping + large house!**



## INFORMATION

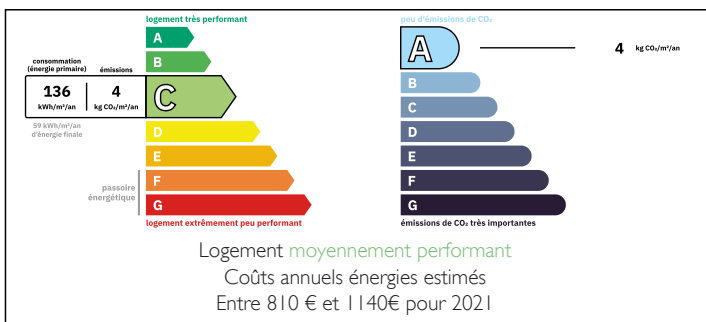
|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Martin-sur-Oust |
| Department: | Morbihan              |
| Bed:        | 3                     |
| Bath:       | 2                     |
| Floor:      | 94 m2                 |
| Plot Size:  | 179715 m2             |

## IN BRIEF

This is a rare opportunity to own this stunning private leisure park comprising beautiful grounds of nearly 18 hectares including a very old 12 hectare private fishing lake with a well-balanced ecosystem, stocked with between 400-500 fish, mostly carp (mirror and common) but previously well-known for pike and zander fishing too. There are 8 swims, 3 chalets (2 with swims, the 3rd a family chalet), separate bivvy-camping swims, a club house and toilet block for the guests, plus an office and a large detached house on site too (the lounge needs finishing so you can put your own stamp on it). Although the lake is private, it has public water sources so fishing permits are required.

Near to a very popular riverside village for your daily supplies, several towns within 30 minutes, Vannes and Rennes within 1 hour and...

## 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 property and lake has seen considerable over the last 10 or so years with the addition of around 300 fish. Now, the average weight is 33lbs, maximum weight approx 72lbs! Approx fifteen fish are around 50lbs or more with a lot fish weighing between 35 lbs and 44 lbs. The lake has various lily patches and overhanging trees, the depth of the lake ranges from 1.5m to 3.5m at its deepest. The 8 swims can each accommodate 2 anglers easily. It is a beautiful setting for non-fishers too, there are plenty of walks in the area and approx 2kms to the lovely village of Saint-Martin-sur-Oust & the Nantes-Brest Canal.

The house, built since 2007 and with aerotherm heating is currently 94m<sup>2</sup> of habitable space at a height of 1.8m but more at floor level. It includes 3 bedrooms and large picture windows to capitalise on the gorgeous views. Apart from a woodburner, the 'lounge' currently has no finishings internally so needs a complete fit-out. The property has the potential for 245m<sup>2</sup> as per the construction permit.

More details and photos to follow, please get in touch to register your interest - change your life, live your dream!

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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