

Private 1,800m fishing lake on 6,975m land – Vendée countryside retreat

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Breuil-Barret |
| Department: | Vendée        |
| Bed:        | 0             |
| Bath:       | 0             |
| Floor:      | 0 m2          |
| Plot Size:  | 6975 m2       |

## IN BRIEF

Set in the tranquil setting 3km from Breuil-Barret, this rare leisure lake offers an exceptional natural retreat. With nearly 1,800m<sup>2</sup> of water set within a total plot of 6,975m<sup>2</sup>, it is an ideal spot for fishing enthusiasts or those seeking peace and privacy in the heart of the Vendée countryside.

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

This beautiful private lake is surrounded by greenery and offers excellent carp fishing, with fish reaching impressive weights of 20-40kg. The land provides a calm, unspoiled environment perfect for relaxing weekends, recreational fishing, or creating a private nature escape.

Located approximately 8km from La Châtaigneraie and around 30km from Fontenay-le-Comte, the property remains conveniently accessible while offering complete tranquility.

The Vendée coastline and beaches such as La Tranche-sur-Mer are roughly 80–90km away, ideal for day trips. Travel connections include La Rochelle–Île de Ré Airport at around 80km and Nantes Atlantique Airport at approximately 100km.

A rare opportunity to own a peaceful fishing lake in an authentic French countryside setting.

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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