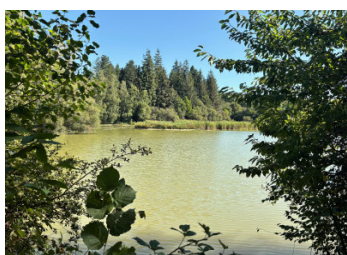
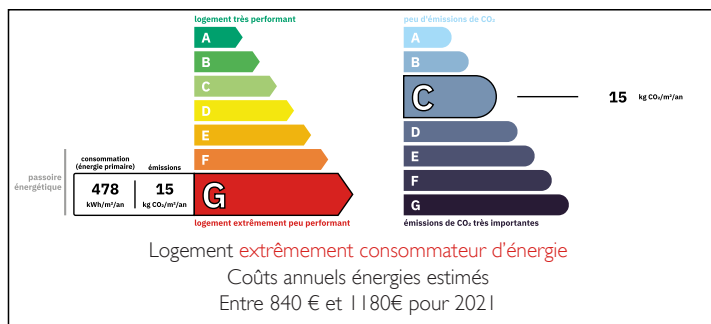


Fantastic 7.2 acre Carp Fishing lake in beautiful Brittany with cabins, boathouse and stock ponds

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Langon
Department:	Ille-et-Vilaine
Bed:	1
Bath:	2
Floor:	52 m2
Plot Size:	56495 m2

IN BRIEF

A beautiful 7.2 Acre lake with numerous features, including 3 Islands and clusters of lily pads.

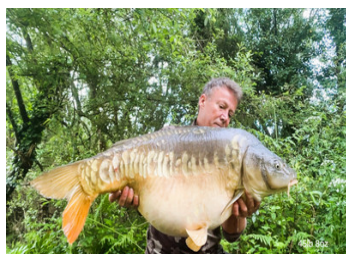
Perfect for Drive & Survive carp fishing holidays with a purpose built fishing cabin complete with equipped kitchen and shower room with WC and an owner's wooden chalet to live insite during the season or to rent out offering lake exclusive holidays.

The fish are super with over 160 carp and a handful now over 70lbs making this a quite special fishing venue.

Ideal for those looking to operate a seasonal business with onsite accommodation or to develop into a lake exclusive venue.

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

Set in over 14 Acres, this is a great 7.2 acre carp fishing lake with great features, well stocked and with some very large carp.

The lake is perfect for Drive and survive fishing holidays and lake exclusive bookings with Anglers lodge complete with fitted kitchen, WC and power shower offering great facilities on mains water and electricity. There is a mezzanine area with two beds installed.

The owner has a wooden chalet that is used for his family stays and offers a large lounge/dining room with kitchen and a 2nd room with shower, WC also on mains water and electricity with a pretty garden in front. Ideal for living onsite or possibly to be included in the business offering for exclusive lake holiday rentals.

There is a boat house on the lake which has depths up to 2.5m (all detailed in the DDT report), nice features and with a good stock of carp plus a set of stock ponds too.

Sure to appeal to those in search of a private get away with excellent fishing or for those intending to continue operating as a business offering fishing holidays in lovely surroundings and with some really nice big carp.

More details and photographs available on request.

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

LOCAL TAXES

Taxe foncière: 213 EUR

NOTES