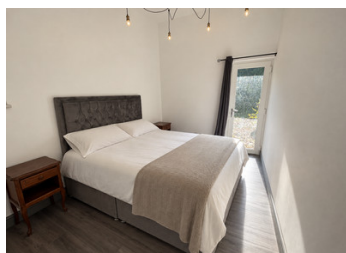


Carp Fishing Estate in Normandy with 2 Lakes, 2 Houses, 3 Lakeside Cabins and Business Potential



INFORMATION

Town:	Ger
Department:	Manche
Bed:	9
Bath:	6
Floor:	425 m2
Plot Size:	51700 m2

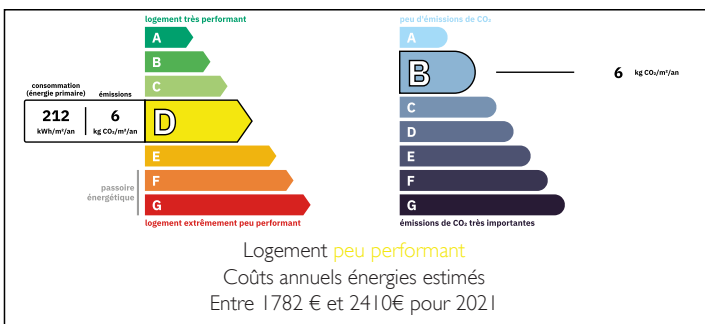
IN BRIEF

A rare opportunity to acquire a carp fishing estate in the peaceful Normandy countryside, set within approximately 5 hectares of woodland and grounds. The property features two spring-fed fishing lakes, a principal house overlooking the larger lake, a second independent house and three one-bedroom lakeside cabins.

The principal house currently offers three bedrooms, with potential for a fourth, while the second house has two bedrooms, with scope for a third through reconfiguration.

A further building, currently used for storage, offers possibilities for alternative uses, subject to the necessary permissions. With its tranquil forest setting, established fishing history and existing accommodation, this distinctive estate offers an appealing opportunity for fishing enthusiasts or those looking to combine countryside living with a potential hospitality or leisure business.

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

Carp Fishing Estate in Normandy with Two Spring-Fed Lakes, Two Houses, Three Lakeside Cabins and Business Potential

An opportunity to acquire a fishing and rural tourism estate near Ger in the Manche department of Normandy. Set within approximately 5.17 hectares (12.8 acres), the property includes two spring-fed carp fishing lakes, two independent houses, three lakeside cabins, a separate storage building and additional land.

With a history as a fishing destination dating back to the 1970s, the estate offers an appealing starting point for a specialist carp fishing holiday business or an owner-operated countryside retreat. Its peaceful setting and existing facilities will interest anglers and buyers seeking a distinctive lifestyle property.

TWO SPRING-FED FISHING LAKES

The larger lake extends to approximately 13,000 m² (1.3 hectares / 3.21 acres), while the smaller lake covers approximately 4,100 m² (0.41 hectares / 1.01 acres). Together they provide around 17,100 m² of water (1.71 hectares / 4.23 acres), surrounded by mature trees and countryside.

Both lakes are described as spring-fed and have a long association with carp fishing. Historical records and previous advertising have referred to approximately 120 to 184 carp, with individual fish reportedly weighing up to 26 kg. These figures are historical only, and current fish stocks, species and weights have not been independently verified.

The two lakes offer the potential for different fishing experiences, private group bookings or exclusive lake hire, depending on the relevant operating authorisations. Their natural surroundings provide the quiet atmosphere that makes dedicated fishing holidays so appealing.

LOCAL TAXES

Taxe foncière: 1863 EUR

NOTES