LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48460SHB18 Price: 46 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (40 000 EUR without fees)

Superb private 1Ha vacation lake in beautiful grounds in the Cher















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Pierre-les-Bois
Department:	Cher
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	10270 m2

IN BRIEF

Magnificent 1Ha private lake property in glorious surroundings in the Cher.

This property is perfect for holidays and weekend or evening retreats in peaceful surroundings and is accessed through a gated entrance and surrounded by trees and nature.

Purpose built covered terrace over the lake offers a perfect spot to dine and relax in with water and electricity onsite.

The property also has a static caravan attached to the terrace that could be developed or updated subject to permissions and also a wooden shed onsite for useful storage.

Sure to appeal to those looking to get away from it all and relax in wonderful surroundings with your own private fishing lake for fantastic holidays in the

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

Access to the property is via a large, double-leaf iron gate from a small local road. The grounds allow for a complete circuit around the lake; mature trees line the property and the surrounding fields.

The site is located in a small hamlet, with only one neighbor across the very quiet local road, yet it is just an 8-minute drive from Le Châtelet, which offers a supermarket and various amenities.

A covered terrace, supported by concrete pillars over the lake, is attached to a static caravan; the latter would require renovation, subject to obtaining the necessary administrative permits. As the site is already equipped with electricity and water, it could serve as a wonderful countryside retreat or an ideal holiday destination.

Mature trees and weeping willows surround the lake, providing dappled shade and adding great charm to this body of water, which spans approximately one hectare. There is also a wooden shed on-site, perfect for storage.

Due to an exceptional summer marked by several heatwaves, the lake's water level is currently at about 25% of its usual capacity; it is expected to replenish naturally over the course of the autumn and winter.

NOTES

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