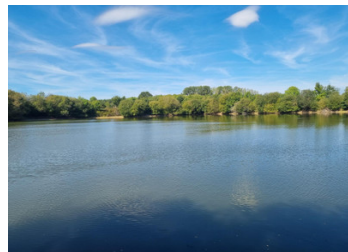
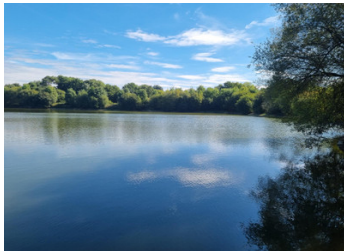
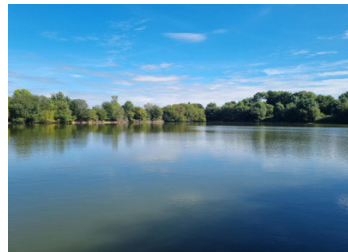


Fishing lake of over 6 acres close to Bain de Bretagne



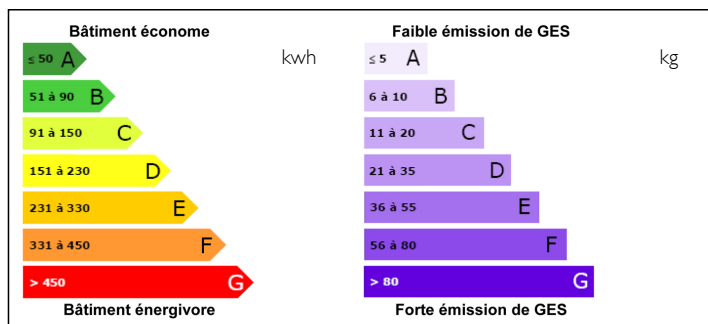
INFORMATION

Town:	Bain-de-Bretagne
Department:	Ille-et-Vilaine
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	30800 m2

IN BRIEF

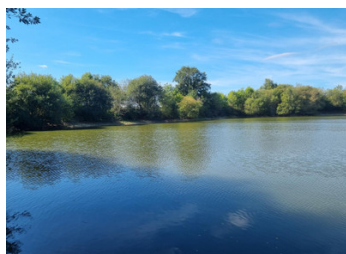
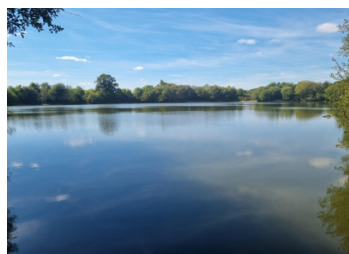
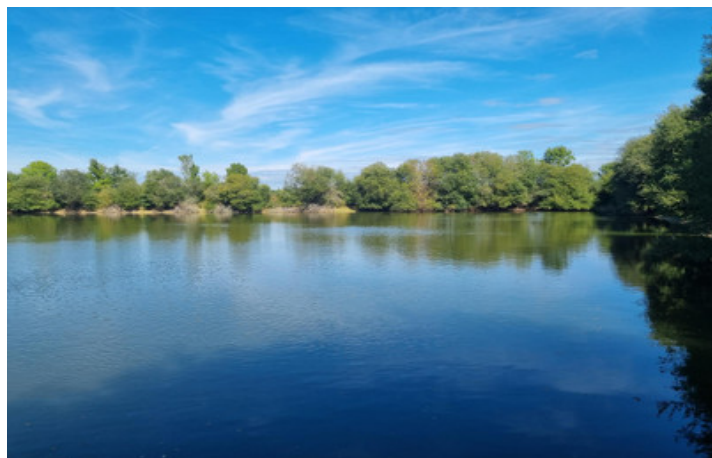
A former quarry, this lake has extraordinary potential for making a prestige carp fishing enterprise. It is of approx 6.25 acres, stocked with carp, and set in land of approx 7.6 acres.

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

Stunningly beautiful fully closed lake of approx 6.25 acres in wooded land of approx 7.6 acres.

The lake has the heritage of an old quarry and so has good depths of water of approx 6 to 8 feet close to the margins and with a maximum depth of approximately 22 feet. The distance from bank to bank is in excess of 200 metres.

The lake is known to contain a good number of natural carp with weights over 30lb plus new virgin stock was introduced during 2020. the combination of the naturals and new stock provide the basis for building a good carp fishing business on a drive-and-survive basis. It is easy to see this site being a very sociable fishing venue once the swims have been prepared

There are currently no mains water or electricity connections on site and whilst other solutions are available, it could be possible to make these connections.

The land is designated as being non-constructible for a permanent habitation but it would be possible to install a mobile home or similar for vacational/leisure use.

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

NOTES