

Beautiful 5 -acre lake set in 8 acres of tranquil countryside plus spacious 3 bedroom detached house nearby.



## INFORMATION

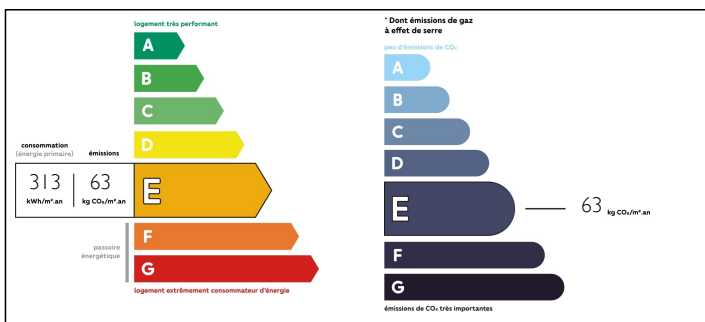
Town:	Clessé
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	210 m2
Plot Size:	40600 m2

## IN BRIEF

This closed waters lake with its own access along a 100m track from a quiet country lane, is bounded by mature trees offering complete privacy in idyllic surroundings. It is fully stocked with around 160 carp ranging in size from 20 to 65 lbs and is approximately 15 feet deep at its deepest point. Previously the lake has been used as a 'drive-and-survive' destination focused on the UK market and has proved extremely popular with carp anglers. In addition to carp there is a large catfish (last weight was well over a 100lb) as well as perch, zander and pike. The land is non-constructible but there is mains water at the site and there is a shower block and toilet. Accommodation on site comprises a 2-birth cabin with bunk beds and a 2-bedroom mobile home that has solar panels for lighting, a battery powered fridge a toilet and...



## 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

The house is about 7 km or 8 minutes away by car just outside the charming village of Clessé. Say to day amenities are within walking distance whilst for a broader range of services Parthenay and Bressuire are both around 20 minutes away by car. For international travel, the trip to Poitiers with its international airport and access to the TGV network takes no more than an hour. Details of accommodation as follows :

### GROUND FLOOR :

Kitchen 15m<sup>2</sup>  
Office 14m<sup>2</sup>  
Dining room 21m<sup>2</sup>  
Living room 37m<sup>2</sup>  
Bedroom with en suite 20m<sup>2</sup>  
Shower room

### FIRST FLOOR :

Wide landing  
Master bedroom with en suite bathroom 70m<sup>2</sup>  
Bedroom with dressing and WC 25m<sup>2</sup>

### OUTSIDE :

Garage 42m<sup>2</sup>  
Workshop/Boiler room 35m<sup>2</sup>  
Barn 62m<sup>2</sup>  
Hangar  
Parking  
Garden

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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