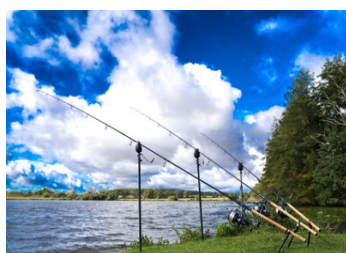


Wonderful Pre Napoleonic Carp Fishing lakes with Mill house lodge, barns and pisciculture equipment



INFORMATION

Town:	Bourges
Department:	Cher
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	327000 m2



IN BRIEF

Quite magnificent 33-hectare hunting and fishing estate, with 25 hectares of water over 2 fishing lakes and 5 separate stock ponds.

A pretty millhouse comprising 3 levels with comfortable lounge, dining, kitchen, bathroom with toilet and access to an upper floor double bedroom. The lower floor comprises 2 bedrooms and shared shower room with separate WC and large Lounge. Access to the attached fishing facilities which comprise a shower and toilet block with 3 showers, 2 toilets and 2 sinks and a shop with fishing equipment and bait for sale. Both are accessible from the car parking area adjacent to the Mill house.

Very large barn suitable for tractors and equipment, bait storage and could offer additional habitable space subject to permissions.

This is a very successful fishing business in quite

ENERGY - DPE

DPE blank.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the serene Cher countryside, this unique property offers an idyllic getaway for nature lovers and a wonderful business proposition for anglers and nature lovers alike.

The comfortable 3 bedroom, 2 lounge, 2 bedroom house offers practical family accommodation over 3 levels. The road level enters the house into a comfortable large dual aspect lounge, dining/kitchen with views to the front and side. A small hall accesses the bathroom with WC and a small staircase leads to the upper level and a large master bedroom.

Descending from the main entrance hallway is a staircase to 2 further bedrooms with 'jack and jill' bathroom and a large Lounge with doorway to the garden. A separate WC and doorway to the fishing bathrooms and shop complete the lower level of the house.

Accessible from the parking area is the fishing facilities comprising 3 showers, 2 toilets and 3 sinks ensuring ample facilities for the fishing guests. Adjacent is a large shop with bait and tackle for the guests there is also fridge and freezer facilities for the guests to store their bait.

There is a very large wooden barn built in 2005 which provides ample storage space for equipment to maintain the estate. It has electric doors for vehicle access and an upper floor suitable for further storage or a games area if required. The building could be explored for further habitable use subject to permissions.

The grounds around the millhouse provide lovely gardens, rivers...