

Fishing lake of 7.2acres close to Le Mans



INFORMATION

Town:	Connerré
Department:	Sarthe
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	43285 m2

IN BRIEF

Quarry lake of 7.2acres situated in land of 10.75 acres situated close to Le Mans ideal for making a carp fishing business

ENERGY - DPE

DPE not required.

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

Very well maintained and fully legalised fishing lake with closed water situated close to Le Mans.

With the heritage of this lake being documented as an old quarry the lake is known to have very many interesting features for fishing and with depths up to 4m.

The lake is known to have a good number of carp reportedly up to 50lb in weight, grass carp of 25lb+, pike up to 1m and catfish of over 70lb. Previously it has been used locally for day fishing and private guests. The existing fish stock is included in the sale with the understanding that exact numbers and weights of the fish stock are unknown. But certainly there are the foundations for a good fishing business.

At this time there are no pre-formed swims/posts with the preference of the current owner to allow for fishing off the banks around the lake. Certainly the lake is suitable for 4 to 6 anglers on a weeks angling and more on day tickets.

The site is connected to mains water and there is the possibility of making a connection to mains electric at the cost of the new owner. Certainly alternative solutions for power are available.

The site is non-constructible for habitations but it is possible to install storage for materials and equipment. Currently the owner places mobile caravans on the site for rental purposes and the site is easily accessible for motorhomes/RVs. With appropriate permissions it may be possible to install a...

LOCAL TAXES

Taxe habitation: EUR

NOTES