

Two fishing lakes to develop adjacent to the Loir River close to the town of La Fleche

EXCLUSIVE



INFORMATION

Town:	Bazouges Cré sur Loir
Department:	Sarthe
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	121684 m2

IN BRIEF

The two well defined fishing lakes of 10 acres and 4.7 acres are located within 30 acres of woods running adjacent to the Loir River that includes approx 175m of direct river frontage. Situated close to the Sarthe town of La Fleche and within minutes of the A11 motorway running up to Le Mans and onwards to the channel ports.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The lakes were dug as quarries between 1975 and 1984 with an average depth, not verified, of 3 metres to 5 metres separated by an access track accessed from the local road.

The banks of both lakes are lined with mature trees which will require some clearance in order to make the lake safely accessible for fishing. On clearance it is easy to envisage a good number of posts/swims whilst maintaining the natural feel of the lakes.

There are known to be fish within the lakes (esp carp and pike) but the exact numbers and sizes of any stock are not verifiable.

Previously there was an old farmhouse situated on the site. This was demolished a number of years ago with now just a ruin of the habitable remaining. The mains electricity supply remains on site. At this time it is unknown as to whether there is a water supply on site, but certainly at worst a new connection could be made from the road that runs adjacent to the property.

Included is an old (block built) agricultural building requiring some repairs.

The land is largely overgrown with trees, saplings and bamboo but on clearance it will provide approximately 175m of direct river frontage to the Loire.

With this property there exists the rare opportunity to create a fishery from scratch, but with some intensive works and a good fish restocking programme.

Its location, close to the town of La Fleche and Durtal provides...