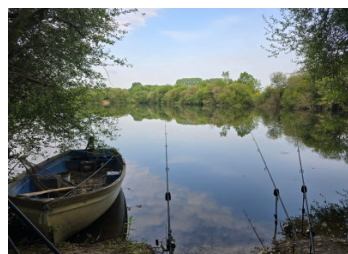


Business ready 6 acre former gravel pit carp fishing lake located close to Rennes

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

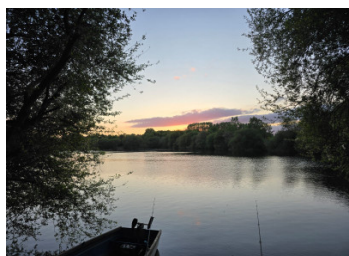
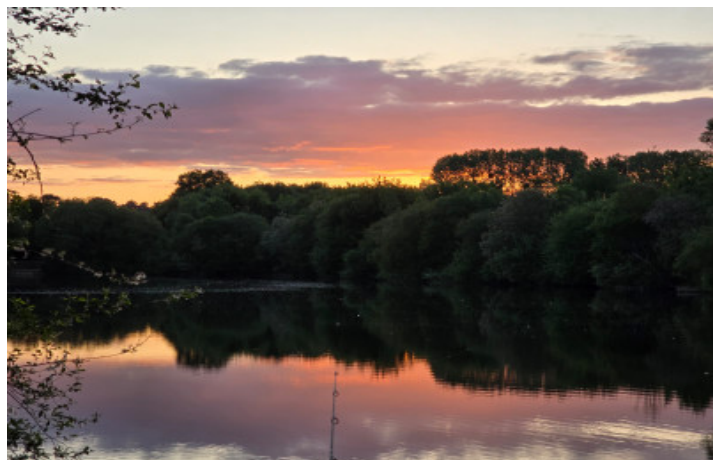
Town:	Guipry-Messac
Department:	Ille-et-Vilaine
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Rare to market, business ready carp fishing lake situated around a formal gravel pit with lake depths to over 23feet populated with carp to over 67lbs. Everything is set to go to make this a premium carp fishing venue.

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. With 5 large double swims constructed around the lake this venue offers the opportunity to create a prestigious carp fishing business. A made up pathway links all the swims back to the main communal area at the front of the lake.

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 23 feet. The distance from bank to bank is in excess of 200 metres.

The property exists as an off-grid venue with power supplied by an array of solar panels and the water direct from the lake through a system of filtration and storage.

NOTES

The lake was stocked with high quality fast growing Czech-Hungarian strain of carp at the end of 2023. This was in addition to the pre-existing stock introduced by the previous owner in 2020. All the carp have shown extraordinary rates of growth since their introduction. There are now known to be at least 14 different 50lb+ carp in the lake with an unknown number of 60lb+ers. The biggest landed carp was recorded at over 67lbs in 2025 this being from the stock introduced in 2023. All the stock introduced in 2023 have been chipped and their progress followed. These records and chip readers are...