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Lake for sale in Manche - VIRTUAL TOUR

Sourdeval , Manche , Normandy



€382,500

inc. of agency fees

2 Beds 2 Baths 49 sqm 3.86 ha

4 acre carp fishing lake with accommodation and house to renovate This property is an up and running carp fishery business with a...

At a Glance

Reference	MFH-NORF01872	Near to	Sourdeval	Price	€382,500
Bed	2	Bath	2	Hab.Space	49 sqm
Land	3.86 ha	Pool	No	Land Tax	N/A

Property Description

4 acre carp fishing lake with accommodation and house to renovate

This property is an up and running carp fishery business with a good track record of fully booked seasons which run from the 1st April to the end of October. There is lakeside accommodation for anglers and a dining pergola. A separate chalet is currently used as living accommodation by the owners. Breakfasts are served in the Breakfast Chalet and there is a shower room and toilet for Anglers. There is an old semi-detached stone house to renovate which has outline planning permission.

The property is situated near a village with a bar/shop and bakery. 10 minutes drive to the market town of Sourdeval and 15 minutes drive to Vire. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 10 minutes drive as is the Saint Sever forest. It is situated in the southwest of Normandy, near the borders of Manche and Calvados, 10 minutes from Sourdeval or Saint Pois the nearest towns. The beaches on the west coast are an hour's drive away and Sourdeval is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg.

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THE ACCOMMODATION COMPRISES:

THE FARMHOUSE CHALET :

Living Room/Bedroom 4.38 x 4.33m Glazed double doors to east and window to north elevations. Woodburner.

Kitchen 2.68 x 2.02m Range of matching base units. Sink with mixer tap. Wall-mounted gas water heater. Worktops and tiled splashback. Space for under-counter fridge. Space for e-standing cooker. Window to west elevation. Tiled floor.

Shower Room 2.05 x 1.65m Obscure glazed window to north elevation. WC. Pedestal basin. Shower. Tiled floor.

OUTSIDE :

Decking area. Paddock – fenced for sheep.

BREAKFAST CHALET :

Constructed of timber under a felt roof. 8.80 x 2.29m (max) 3 windows and glazed double doors to front elevation. **Kitchen area** with range of matching base and wall units. Stainless steel sinks with mixer tap. Worktops. Space for under-counter fridge/freezer. Space for range-style cooker. Laminate flooring. Wall-mounted electric water heater.

Attached block built Anglers Washroom 3.95 x 2.69m Covered **seating area** in front. Window and pedestrian door to south and window to east elevations.

Shower Room 3.92 x 2.81m Space and plumbing for washing machine. Vanity basin. Hot water cylinder. Shower. Planning permission for breakfast chalet.

SEMI-DETACHED 2-STOREY HOUSE TO RENOVATE :

Constructed of stone under a slate roof (to renovate).

Room 1 6.82 x 6.41m 2 windows and door to front elevation. Granite fireplace.

Room 2 8.75 x 6.93m 2 pedestrian doors and 2 window openings to front and window to rear elevations.

The drive leads to a large **gravel parking** and turning area

THE LAKESIDE CHALET :

Open plan living space with part glazed double doors and window open on to a decking area overlooking the lake. Window to the south elevation. Kitchen area with stainless steel sink unit and mixer tap. Wall mounted water heater. Space for freestanding coker and fridge. Woodburner. Wood floor.

LAKE :

4 acre spring-fed lake stocked with Carp - the lake has 6 swims and is rented out on an exclusive basis for 1,150£ per week and there is a food package of 150£ per person per week. It is fully booked for 2024 and already has 3/4 of availability for 2025 reserved. Maximum depth 6 feet. **Stock pond**. Open-fronted garden **pergola** - partly glazed (used as dining room for Anglers). Power and light.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Drainage is to a shared all water septic tank.

FINANCIAL DETAILS :

Taxes Foncières : 322€ per annum

Taxe d'habitation : Means tested

Asking price : 382,500€ including Agency fees of 22,500€. In addition the purchaser will have to pay the Notaire's fee of 26,700€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this

information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling have not been defined

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Property Ref : SIF – 001872

Summary

Property type:	Countryside house
Bedrooms:	2
Bathrooms	2
Price	€382,500

Key Information

Internal Area:	49 sqm
Land Area:	3.86 ha

Location: Normandy



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C. BAUER – Sunday Times

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S. and L. BROWN



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