

FOR SALE

La Germondière

Barn conversion with two traditional French gîtes and spring-fed fishing lakes in the heart of rural France

€365,000

- 1 x gîte / 1 x owners accommodation
- 2 spring-fed fishing lakes
- 10 acres of land
- 25 weeks booked per year
- 2024 - fully booked until October
- 2025 - 11 weeks booked (as of 07/24)
- 80+ specimen carp (10-42lb)
- Established business
- Investment opportunity

2 La Germondière, 79130, Secondigny

The Property

Traditional French barn conversion with gîte and owners accommodation, car port, and an extensive barn space with potential for further conversion. 10 acres of land, including two spring-fed fishing lakes.

This attractive rural property is located in the Deux-Sèvres department, in the Nouvelle Aquitaine region, and nestled behind acres of apple orchards. It sits within a small group of four properties, just 2km from Secondigny, a bustling local town with a great supermarket, shops, bars, restaurants and local amenities.



The building was converted by a French family in 1997 and ran as a two gîte business for 14 years, receiving up to 35 weeks of bookings per year and promoted through Gîtes de France.

In 2011, the property was bought by the current English owners, who continued to build the business to over 40 weeks of bookings per year (French & English). A large percentage of bookings coming from repeat business, and recommendations.

This business can generate a turnover of over €25k per year, with room to grow. Since 2024, only one (the larger) gîte is available for rent with 25 weeks reserved in 2024 and already 10+ weeks reserved for 2025.

With a passion for fishing, the current owners have taken advantage of the spring-fed lakes and created a productive fishery. The large lake has a stock of over 80 specimen carp, and fish topping 40lbs. While the smaller lake has been designed for coarse fishing, making La Germondière appealing to all anglers.

The property and lakes are set within 10 acres of beautiful natural French countryside, with a real focus on nature and protecting the natural habitat of the local species. Simply stunning!



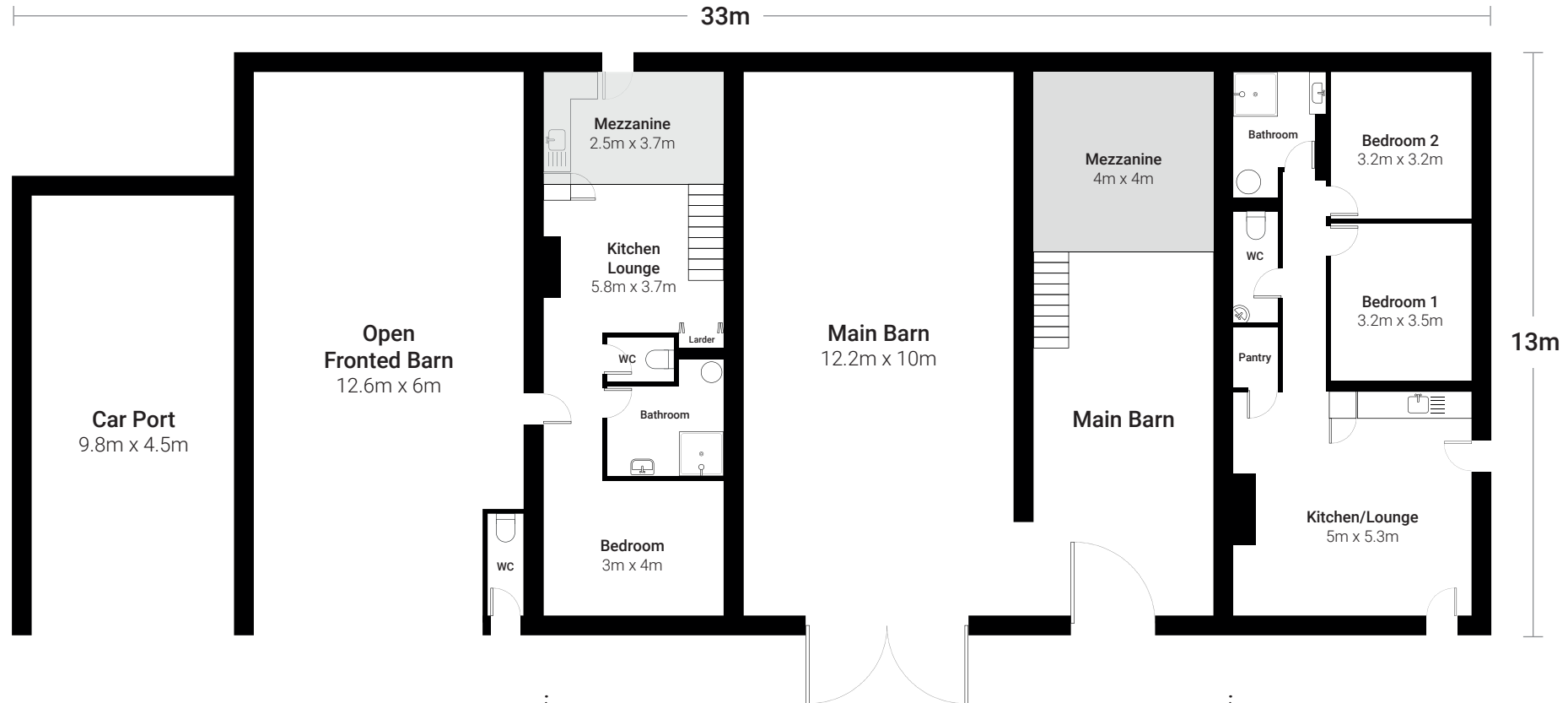
La Germondière

Total Size: 429sqm

Sizes and dimensions are approximate, actuals may vary.

"A fantastic week of fishing enhanced by the warm welcome we received from the owners. A definite recommend to anyone who wants to escape and relax"

Guest review from 2023



Gite de la Prairie (49sqm)

Also used as owners accomodation

- One-bedroom gîte with mezzanine
- Accommodates 2 people
- South-facing patio/garden
- Overlooks apple orchards and top lake

"First class fishery, very well maintained swims and both lakes are well stocked"

Guest review from 2023

Gîte de l'Etang (65sqm)

- Large two-bedroom bungalow gîte
- Accommodates 4 people
- Patio/garden overlooking both lakes





The Lakes

There are two spring-fed fishing lakes at La Germondière – a coarse lake of 0.75 acres (top lake), and a specimen lake of 1.75 acres (bottom lake). Both set in 10 acres of mature gardens.

Fish Stock

Netting was undertaken on both lakes in 2017 and for a second time in 2023 (big lake only). The water level was dropped to remove the fish for counting, and one ton of nuisance fish were also permanently removed to encourage better growth for the remaining stock.

Alongside the Carp were Pike, Black Bass, Zander and Perch. The Carp were not weighed but the weights below were estimated by experienced anglers.

8 x 30lb - 40lb

16 x 20lb - 30lb

20 x 15lb - 20lb

15 x 10lb - 15lb

7 x Under 10lb (see note about Leneys)

Grass Carp:

8 x 26lb - 42lb

Three quarters of a ton of high protein food has been fed into the bottom lake so far this year, as well as anglers bait, maize and wheat.

Carp Varieties

The owners inherited stock of 'local' carp but have continued to add to their stock.

The Grass Carp and some Mirrors came from a local fish supplier between 2013 - 2017. Ten of the Royale French strain (originally named after King Louise XIV who originally bred the fish at Château de Fontainebleau) were introduced in 2018. All over 22lb at the point of purchase, these are recognisable by their high shoulders and known for longevity, speed of growth and resistance to disease.

There were 12 small Leney (Galician) Carp of Redmire provenance added to the lake in 2019. The Redmire stocking of Leney in 1934 went on to create UK carp fishing history and these remarkable fish with their stunning scale patterns appeal to the discerning angler over the fast growing crossed species.

www.leneycarp.com

Many carp have shown a remarkable growth and are expected to reach over 30lb in 2024.

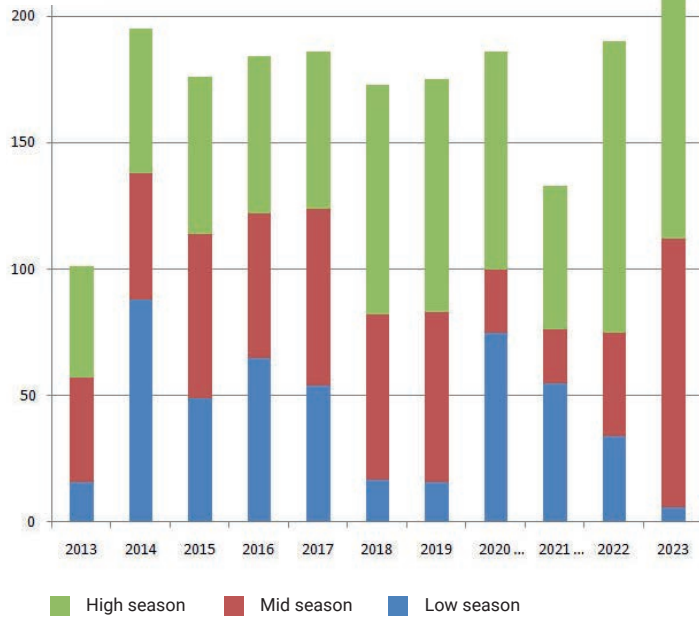


In 2023, one of the guests caught 51 fish in a week, 22 over 20lb and 6 over 30lb.



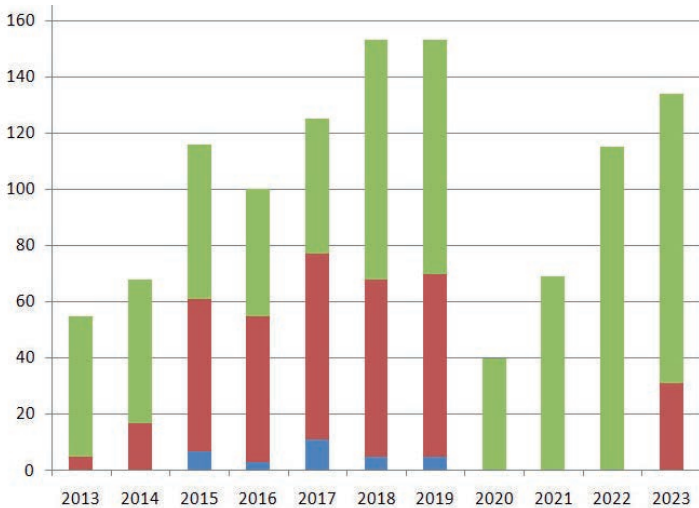
Gîte de l'Etang

Nights occupied per season / 2013-2023



Gîte de la Prairie

Nights occupied per season / 2013-2023



The Opportunity

The owners have purposely kept their prices low (€700pw) to encourage repeat booking and charged below average compared to similar fishing holiday lets in the area (€900pw - €1,400pw).

There is potential to generate higher income by:

- Price increase
- Barn conversion (subject to planning)
- Targeting UK carp anglers
- Day/night fishing tickets
- Catering packages

Camping

Approval has been granted for short-stay camping (no facilities) for up to five units (20 people).

2024 (1 gîte)

25 weeks / 173 nights
68% repeat/recommended bookings (owners now living in smaller gîte)

2023

41 weeks / 289 nights
82% repeat/recommended bookings

2022

44 weeks / 212 nights
70% repeat/recommended bookings

2021 (Covid)

29 weeks / 202 nights
50% repeat/recommended bookings

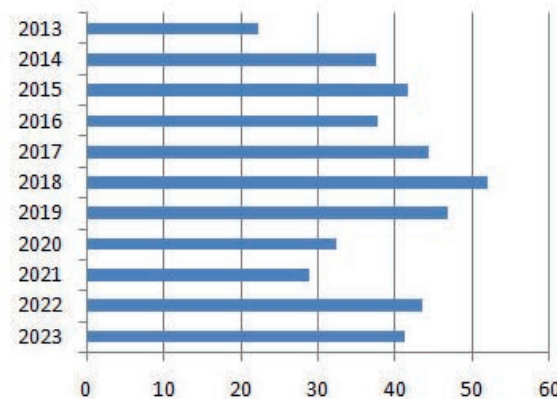
2020 (Covid)

32 weeks / 226 nights
31% repeat/recommended bookings

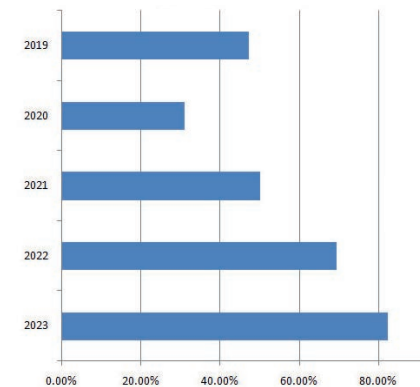
2019

47 weeks / 328 nights
47% repeat/recommended bookings

Weeks booked per season (both Gîtes)



Percentage of repeat bookings



La
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