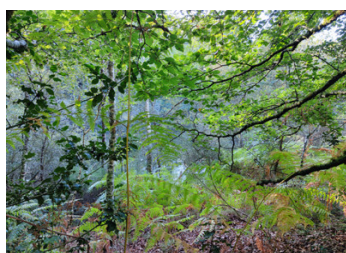
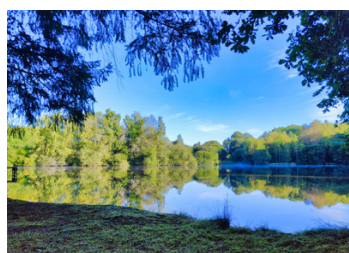
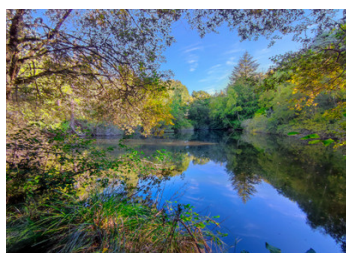
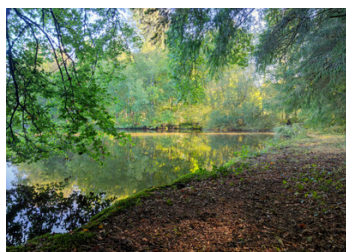
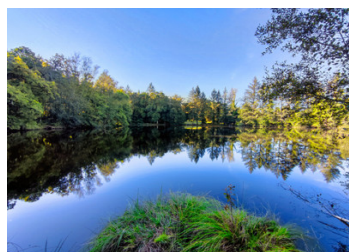


Secluded lake fishing with surrounding woodland

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Compreignac
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	22147 m2

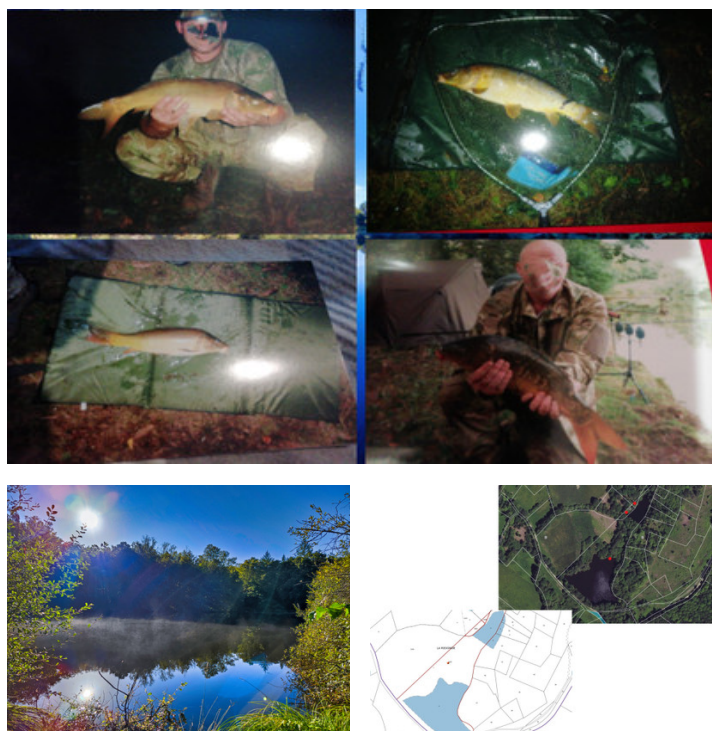
IN BRIEF

Time to get away from it all and get back in touch with nature? Then this one is for you. Just 2 km outside Compreignac and 20 minutes to Limoges and with a driving track down to the lakes you have great access in a secluded location.

Two lakes surrounded by woodland and all kinds of wild animals such as boar and deer. Accessible from public roads. The lakes are registered but not up to code and have no current fishing permit.

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

Just 2 km outside Compreignac and 20 minutes to Limoges you will find these two secluded lakes set in quiet surrounds ideal for a family get away to enjoy a spot of fishing. The area is rich in nature including wild deer and boar and you could enjoy fishing the lakes from many directions.

The lakes are registered but not up to code and have no current fishing permit. Authorisation could be sought after remedial works were completed. The land is not constructible (zone A).

The surface area of the main lake is approximately 8,400 m2 and the top lake is approximately 2500 m2. The surrounding land is agricultural with no close neighbours. The East bank of the upper lake is owned by the local farmer (see cadastre in the photos).

There is good access by car to the south side of the lake down the local chemin (farm track). A walking track and fishing locations have been created by the current owners so you can enjoy the lakes to their fullest potential. There is even the pilings from an old jetty should you wish to launch a small boat.

Compreignac is on the edge of the Saint Pardoux lake area which is home to many organised sports including tree climbing, zip lines, water skiing, cycling and hiking trails. One of the best kept secrets in this area of France! This is your little oasis set in a stunning natural location.

Video from the lake...

LOCAL TAXES

Taxe habitation: EUR

NOTES