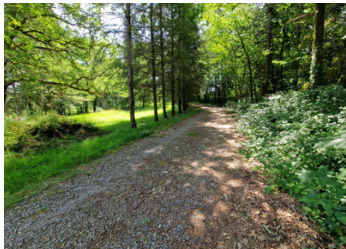


Beautiful 5.8 acre lake with cabin set in the Haute-Vienne on 7 hectares of land, 10 minutes from the airport.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Verneuil-sur-Vienne
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	0 m2
Plot Size:	70211 m2

IN BRIEF

SOUS OFFRE - Secure and isolated behind a gated entrance, drive down the winding track to find a nature lovers's dream. Beautiful naturally sourced lake. Spend hours contemplating the views and wildlife whilst waiting for the big catch of the day. The lake has at least 5 varieties of fish known; carp, pike, roach, rudd and perch.

The cabin, around 30 m² of floor space, with its mezzanine will let you relax and dine on the covered terrasse area. There is a woodburner for the cooler nights, kitchen, shower room with toilet and bedroom on the mezzanine. The cabin is connected to mains water and has solar pannels for the electricity which is stored in batteries to keep the essentiels going when the sun has gone down.

The lake can be constantly fed by the stream and the overflow can...

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

The lake hasn't passed a conformity test, so will be sold as non conform. There are grates on the upstream and downstream, there is a monk: a drainage system that allows cooler bottom water to be discharged, there is a stream divider in place and a recent drain/valve. Any big trees along the lake's edge have been cut down.

The cabin has a septic tank that was emptied recently but a conformity test hasn't been carried out so will technically be sold as non conform.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 445 EUR

Taxe habitation: EUR

NOTES