

Lake set on a 19,160 m plot of land, in the middle of the forest. Magnificent setting.



INFORMATION

Town:	Cussac
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	19160 m2

IN BRIEF

Located near the avtif village of Cussac, with all amenities, on the border of the Charente and Dordogne departments.

Lake on a land of 1.9-hectare with wooded areas.

Lake surface area of less than 1 hectare but with work it can be much more !

Surrounded by calm and unspoiled countryside, it's the ideal place for relaxing stays or peaceful nights by the water.

The pond was stocked by the current owners but hasn't been fished for several years. Therefore, we don't know the current fish population levels. It used to contain carp and larger fish. The pond requires some work to bring it up to code, but most of it has already been done. At its deepest point, 2.5 meters, the pond is fed by a small river. There's a pleasant

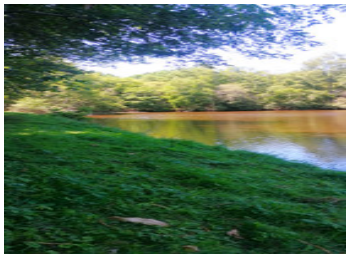


ENERGY - DPE

DPE not required.

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

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

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