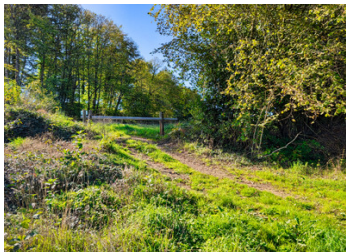


Deep fishing lake in a peaceful setting close to wildlife.

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

Town:	La Croisille-sur-Briance
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	32590 m2

## IN BRIEF

Bold private fishing paradise just outside La Croisille-sur-Briance, this expansive site sits on over 32,000 m<sup>2</sup> of secluded land and features a 22,400 m<sup>2</sup> lake with depths from 1m to 4.8m.

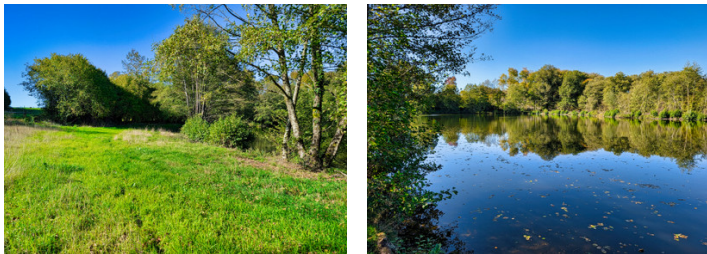
Angling heaven awaits mirror and common carp up to 40lb, plus roach, rudd, and pike. The current record of 42lb proves the giants lurking here, and a 2020 stocking added ten more 40lb carp!

In 2025, the dam wall clearance and the peninsula redevelopment opened fresh angling prospects. The stock pipe relocation enhances flow and accessibility. A camping trailer provides basic accommodation and sanitation, with a little cleanup required.

Access by a track allows vehicles and heavier gear right to the water's edge. Surrounded by forest, privacy is total. Just 50 minutes to Limoges—your big-fish escape awaits. Seize this premier opportunity

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

Discover a private angler's paradise just outside La Croisille-sur-Briance: a serene estate of over 32,000 square metres centered on a substantial lake of approximately 22,400 square metres.

This is a haven where water, woodlands, and quietude come together to create a truly immersive nature experience. The lake's contours give you a mix of shallow margins and deeper pockets, with depths ranging from 1 metre up to a solid 4.8 metres in prime fishing zones. Tucked away behind mature trees, the setting invites you to slow the pace, listen to the wind in the pines, and let the day's cares drift away with the ripples on the surface.

For dedicated anglers, the fishing here is compelling. The waters host a diverse mix of species, including Mirror Carp and Common Carp to 40 pounds, along with Roach, Rudd, and Pike. The lake record stands at a mighty 42 pounds, a reminder of the quality and potential that lies beneath the surface. Fresh stocking in 2020 added another wave of opportunities, with 10 carp in the 40-pound class joining the colony. For the keen angler, every season holds the promise of chasing a new personal best, with the possibility of encountering a true monster in this well-balanced water body.

Lake conformity with regulations has not yet been established and it may be necessary to obtain a renewed fishing permit. Significant improvements have expanded the lake's capabilities and accessibility. In 2025, the dam wall was cleared, along with the peninsula...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES