

Secluded carp fishing lake on 6.8ha private forest, stocked to 78lb, cabin, licence to 2040



INFORMATION

Town:	Château-Chervix
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



IN BRIEF

Set within 6.8 hectares of private woodland, this secluded carp fishing lake offers total privacy, exceptional stock, and a rare lifestyle or business opportunity. With carp to 78lb, existing bookings and a licence valid to 2040, it is ready to enjoy or develop further.

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

Surrounded by 6.8 hectares of private forest, this secluded and fully enclosed carp fishing lake offers a unique opportunity to acquire a peaceful and well-established angling venue in the heart of the countryside.

The spring-fed lake benefits from four natural water inlets, helping to maintain excellent water quality year-round. It is stocked with approximately 110 carp, including impressive specimens reaching up to 78lb, with at least five fish over 70lb — making it highly attractive to serious carp anglers.

The lake holds a fishing licence valid until 2040, and the current owners have successfully operated the site, with bookings already secured through to 2028, offering immediate income potential.

A key feature is the solar-powered lakeside cabin, providing comfortable off-grid accommodation. The cabin includes a kitchen area, shower room and WC, creating a practical and welcoming base beside the water. WiFi is installed, and a borehole water supply ensures independence and ease of use.

Around the lake, several smaller cabins are currently used for storage, offering additional flexibility for equipment or potential further development.

Fully fenced and surrounded by woodland, the site offers complete privacy and tranquillity, ideal for those seeking a lifestyle change, a fishing business, or a private retreat immersed in nature.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES