

Fishing on a string. Beautiful lake near Limoges.

EXCLUSIVE



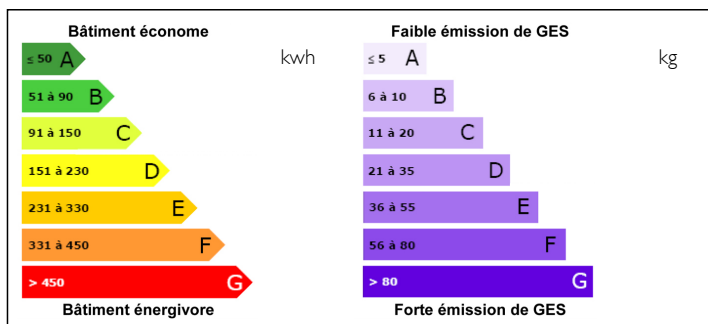
INFORMATION

Town:	Nieul
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	11 430 m2

IN BRIEF

Your chance to own your own lake in the Haute Vienne. Just 15 minutes north of Limoges and located along the N147 you will find this pretty little plot of just over 1 hectare which consists mainly of the lake itself. Note that this lake is not conforming and will require permissions and work to bring it up to environmental norms.

ENERGY - DPE



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

Park across the road, pick up your rods and you are but a 3 minute walk down to a little slice of heaven.

There is a bit of noise from the road but that does fade away as you tune into the birds and you are surrounded by the trees and your own lovely wee lake. On the far side of the lake away from the road the land is a little flatter and there is a good fishing area off the front of the dam which has been recently cleared from brambles. A small fishing shack is onsite but does need a clean out and a few repairs before it could be used again.

This lake has been left untouched since its purchase by the current owners in 2008 so works may be requested by the council in order to bring the property back up to conforming standards.

There are no records of the current fish stocks in the lake but there are two concrete holding tanks by the lake for holding the fish when you drain and clear the lake.

Just 15 minutes north of Limoges and located along the N147 you have easy access for a quick drop in and fish!

The below will take you to a basic guide of what you need to know about lake ownership in France

This could be the best priced lake in the area but you do need to put in a bit of work to realize its...

LOCAL TAXES

Taxe foncière: 108 EUR

NOTES