

Stunning, isolated, woodland location, 3 conforming lakes, an owner's cabin plus a gîte under construction.



INFORMATION

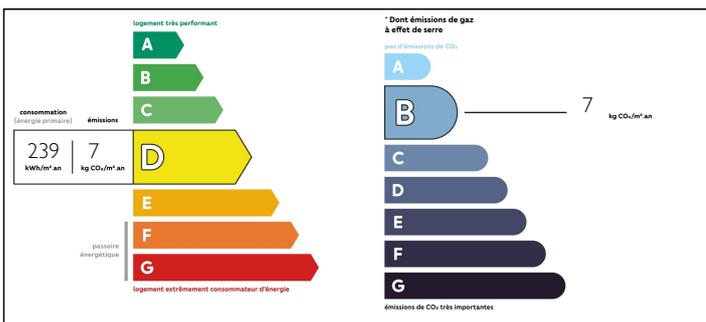
Town:	Saint-Priest-Ligoure
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	70 m2
Plot Size:	280320 m2



IN BRIEF

The property is set in approximately 70 acres/28ha. The three private lakes conform to ddt regulations, are stocked with carp and could be a commercial fishery / superb holiday business. The location is private and nestles within its mature woodlands and private walks and its own island. If peace, tranquility and enjoyment of natural environment with an abundance of wildlife, flowers, fishing is what you are searching for then this is the property for you.

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

Overlooking the lakes, there is a large cabin with an open-plan kitchen-dining room and a living area with a log fire. Large bedroom with dressing room and bathroom with bath/shower, washbasin and WC.

A new modern glass gîte is under construction. Ground floor 33m² and 1st floor 25m² which will have a balcony overlooking the pond.

Planning permission is in place for a large modern two-storey house. Some materials have already been purchased. Please contact the agent for architect's drawings and plans.

There is also a new 2 bedroom mobile home on site providing additional accommodation.

The property benefits from its own high pressure drinking spring water, mains water (new) and a brand new septic tank. Wifi available on site.

There are 3 lakes which comply with DDT regulations. There is an island in the largest of the ponds with a bridge leading to it. The property is not currently operated as a fishing business but would make an ideal location and excellent opportunity.

There is also the opportunity to purchase an arsenal of machinery including a new 4 tonne digger and implements, 2 tractors and implements, trailers, 5 tonne dumper, ride-on mower, PTO log splitter, chainsaws and Stihl brush cutters. Right down to the boat moored on the large lake, it's a paradise for the whole family.

For more photos and information, please contact the agents.

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

NOTES