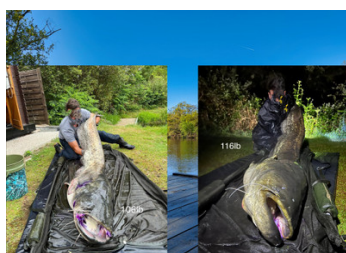
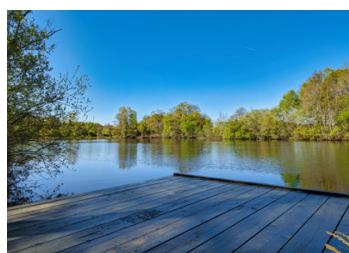
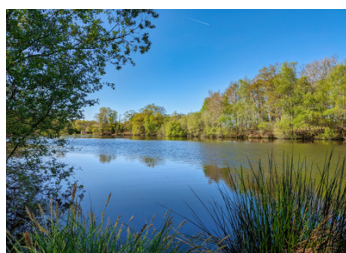


Modern home with land and private lakeside fishing



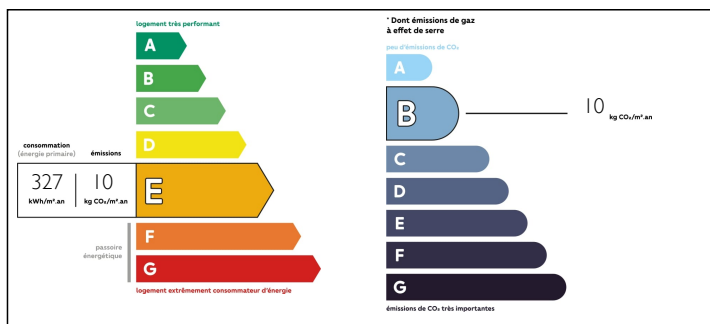
INFORMATION

Town:	Compreignac
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	116 m2
Plot Size:	69662 m2

IN BRIEF

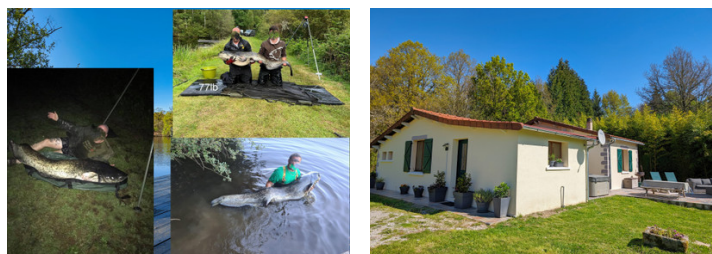
This house and fishing lake are set in the heart of Haute Vienne, in veritable lake district of France well known for its moderate climate and fishing locations. The lake is surrounded by woods and fields, creating a tranquil setting that is perfect for relaxation and the surrounding area offers plenty of opportunities for hiking, biking, and bird watching. Whether you are looking for a place to relax and unwind or a place to enjoy some outdoor activities, this is the perfect place for you. This property is located just 5km from Compreignac, which has all your daily facilities including bakery, cafe, pub, supermarket, gas station and schools. Limoges airport or train station is a mere 25 minute drive if you are heading abroad or welcoming family and guests.

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

This house and fishing lake are set in the heart of Haute Vienne, in veritable lake district of France well known for its moderate climate and fishing locations. The lake is surrounded by woods and fields, creating a tranquil setting that is perfect for relaxation and the surrounding area offers plenty of opportunities for hiking, biking, and bird watching. Whether you are looking for a place to relax and unwind or a place to enjoy some outdoor activities, this is the perfect place for you.

This beautifully refurbished three bedroom open plan house comes with sprawling 6,7 hectares of land (including the lake), surrounded by natural woodland and featuring a south facing private garden. The home's interior boasts neutral colours and tiled floors, with an indoor outdoor flow to a terrace which bathes in the sun all day.

NOTES

The open plan kitchen, dining and lounge area are centred around a wood burner, creating a warm and inviting ambiance. There are three bedrooms and an office which would be a single bedroom.

The lake stocked with monster catfish offers the opportunity for private fishing or the potential to develop a business. Furthermore, with ample space, there is room to develop a more formal camping site subject to planning permissions, providing possibilities for outdoor recreation and revenue generation.

Lake fishing

This beautiful 5.5-acre lake is a dream come true for any angler. With four large swims, each big enough for two bivvies, there's plenty of space to cast your line and...