

Beautiful fenced plot (3.5 acres) lake of 2.8 acres, 10mn from Barbezieux St Hilaire.



## INFORMATION

Town:	Condéon
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	14060 m2

## IN BRIEF

Business potential at this beautiful fully-fenced lake set in a charming valley surrounded by trees. 3.5 Acre (1.41 Hectare) Plot 2.8 Acre (1.13 Hectare) Lake



## 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 charming and tranquil lake is set in a beautiful valley not far from Berneuil in the South Charente. Very attractively presented property, fully fenced with lockable gate includes a useful shed.

Easy access to Bordeaux and The South or Angouleme and The North via N10 fast road.

Approximately Twenty Poplars and five Weeping Willows from within the plot surrounding the lake itself.

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

## NOTES