

19ha fishing lake, the walls of an auberge/ restaurant plus a mill to renovate. Over 60 acres in total



## INFORMATION

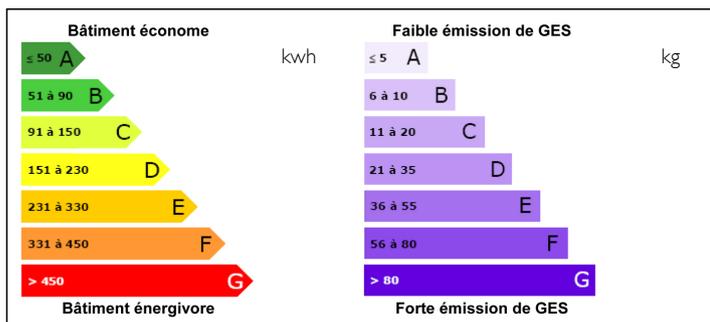
Town:	Meuzac
Department:	Haute-Vienne
Bed:	6
Bath:	5
Floor:	200 m2
Plot Size:	243078 m2



## IN BRIEF

Stunning position for this property which sits overlooking its own 19ha lake. The auberge is rented out and run as a successful restaurant and hotel. The lake also create income as a water skiing location and could also be used as a fishing location.

## 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

The 19 hectare lake, which is currently rented out during the year to a water skiing association, stretches out away from the house creating an impressive backdrop. The lake has recently been brought to conformity.

The lake has a status to allow it to be used as a fishing lake and pisculture business. This would create a further valuable source of income as well as the income from the rental from the restaurant and the ski nautique.

The beautiful Auberge, also built in stone, creates an income as a commercial property running as a popular restaurant and 6 bedroom hotel with its terraced dining area perched over the lake.

More information on the rental income and contracts for the lake and the auberge on request.

The mill house to renovate sits to the rear of the lake and would make a fabulous home or gite.

Situated in the village of Meuzac, only 5 mns to the A20 motorway between Limoges and Brive.

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

## NOTES