

Carp fishing lake! A stocked 5.4 acre lake with fish up to 69lbs plus 2 houses. 13.5 acres in total.

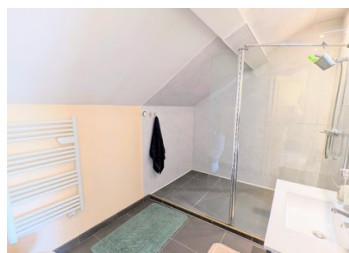
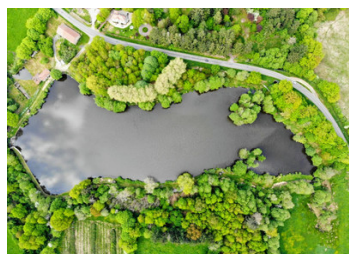


## INFORMATION

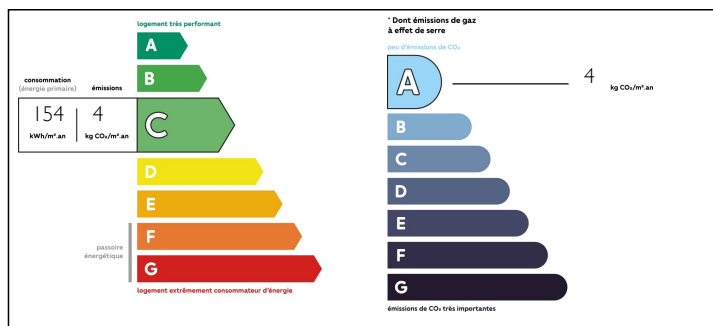
Town:	Nexon
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	55477 m2

## IN BRIEF

Amazing opportunity to own this carp fishing lake with a newly renovated 2 bedroom owner's home plus a house for anglers. Close to the town of Nexon and within 30 mns of Limoges airport.



## 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 owner's home has been recently renovated in the last 2 years.

Large open plan kitchen & dining area (33m<sup>2</sup>). Kitchen consists of red units, a gas hob, extractor fan and electric oven.

Heating via a pellet burner.

Off the kitchen there is the entrance to the garage (24m<sup>2</sup>) with a utility room (7m<sup>2</sup>)

The first floor has large landing area used as living room (26m<sup>2</sup>) with exposed beams and velux windows.

There are 2 bedrooms (11.8m<sup>2</sup> & 12.3m<sup>2</sup>)

Bathroom (4.8m<sup>2</sup>) with large walk in shower, sink, heated towel rail and WC.

The house has a brand new fosse septic and is double glazed throughout.

## LOCAL TAXES

**Taxe foncière: 684 EUR**

**Taxe habitation: 138 EUR**

Overlooking the lake is a second home currently used as accommodation for anglers. There is a kitchen area (21m<sup>2</sup>) and living room (20m<sup>2</sup>). The attic space (50m<sup>2</sup>) could be converted into bedrooms if required. Attached to this house is the remains of an old mill.

The lake is 2.2ha in size and is Napoleonic and has an approximate stock of 100-110 fish ranging from 20lb to 69lb. The average being 35lb. The lake is fed by two rivers and has a canal around to divert the waters. The current owners rent out the lake between April & October on a weekly basis for a maximum of 5 anglers at a time. The current owners have successfully run the property as a successful entreprise so this would be a great opportunity for someone to set up their own fishing business. For further...

## NOTES