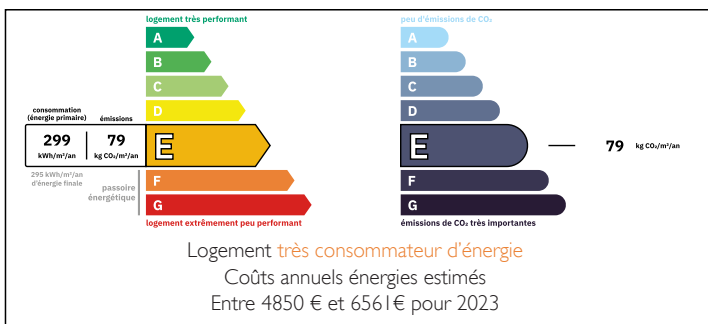


Fishing lake on a little over a hectare of land

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	ST JOUVENT
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	12314 m2

IN BRIEF

Escape to your very own lakefront fishing cabin in the charming village of St Jouvent.

Not only does this property boast fantastic fishing opportunities, but it also offers additional creature comforts for your enjoyment.

While the spacious 75m² fishing cabin has been extended by previous owners without formal permissions, it rests on Natural Zoned land, which is non-constructible. Therefore, the sale includes the land and the serene lake, with the cabin serving as a charming bonus for your enjoyment. The cabin has not been required to be demolished but would not receive permission to be rebuilt.

If you're searching for a peaceful retreat combined with the thrill of fishing, this property offers an unparalleled experience. Dive into the beauty of nature and create unforgettable memories—your

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

Seize this unique opportunity to own a picturesque fishing lake spanning approximately 6,000 m², offering a tranquil retreat where angling dreams come true.

With depths ranging from 1.2m to 2.5m, this serene body of water is home to a thriving fish population, including Carp, Grass Carp, Mirror Carp, and Common Carp..

But that's not all—on the property, you'll find another structure adorned with solar panels. One section of this was originally given planning permission as a garden shed. Previous owners of the property extended on this without obtaining correct permissions. The property does have power, fosse (needs upgrading) and solar power.

Please note that this structure is not permitted for residential use and cannot be rebuilt in its current form if ever damaged. As there is no current order requiring it to be removed, it serves as a delightful garden or fishing cabin, enhancing your enjoyment of this serene landscape.

The building did suffer some weather damage this winter but it has been made water tight again by the owner.

If you're searching for a peaceful retreat combined with the thrill of fishing, this property offers an unparalleled experience. Dive into the beauty of nature and create unforgettable memories—your fishing paradise awaits!

Limoges center is 20 minutes by car and the airport 10 minutes.

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

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES