LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34829DLO23 Price: 58 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (52 000 EUR without fees)

Natural source river fed Lake 1ha.19 plus land of 1.ha















INFORMATION

Town:	Saint-Goussaud
Department:	Creuse
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	21961 m2

IN BRIEF

Stunning heart shaped natural source river fed lake. Over 2ha Inc the lake. !seller tells me, however no paperwork Stocked over 3.5 years ago with Carp, perch and pike. There is a building on the site of approx 40m² easy access and easy parking.

The lake got its approval for compliance with DDT standards through the prefectural order on July 27, 2026.

ENERGY - DPE

DPE not required.

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.

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NOTES

DESCRIPTION

The heart-shaped lake is delimited to the south by a dike. It is
fed by river, has an overflow and a bottom drain. seller tells me It was additionally stocked 3.5 years ago with 85 carp whose unit weight was approximately 6 kg.

The land has been completely restructured and is serviced (water, electricity) on its eastern edge at the edge of the main street serving the place (about fifteen inhabitants)

Please ask for the DDT report

There is a barn of approx 40m²
made up of 3 equal sections, one of which is concreted. The barn is connected to electricity via an electrical panel. The water is awaiting connection at the edge of the wall.

Situated in a small hamlet approx 45 minutes drive to Limoges airport.

There is a restaurant about 5 minutes drive away.

If you would like to make a visit or ask further questions please contact me by email.

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