

Beautiful lake with house and barn to renovate with 9 Hectares Near Lagnac-le-Long

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Lagnac-le-Long
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	41 m2
Plot Size:	90118 m2

IN BRIEF

Located on the edge of a quiet hamlet near Lagnac-le-Long, this unique 9-hectare property includes a 1.53 ha lake, stone house, and barn to renovate. With open countryside, mature trees, and serene views, it's ideal for a family home, nature retreat, or tourism project. Peaceful yet close to amenities, this is a rare opportunity in the heart of the Limousin countryside.

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

Located on the edge of a peaceful hamlet just a few minutes from the village of Ladignac-le-Long, this exceptional property offers over 90,000 m² (approximately 22 acres) of private land, including a stunning 1.53-hectare lake, mature woodland, open meadows, and wide countryside views.

The heart of the property features a charming old stone house, full of character and ready for renovation. The house is approximately 42 m² and currently consists of two rooms. It is already connected to mains water and had a temporary electricity supply in the past. Next to it sits a traditional 45 m² barn, offering great potential to create independent accommodation, workshops, or studio space (subject to the necessary planning permissions)

This is an ideal project for those looking to create a bespoke countryside home, holiday residence, or even a rural tourism business.

The pre-Napoleonic lake was stocked around 10 years ago with Carp, Roach, and Pike, making it ideal for fishing or simply enjoying the calm and beauty it brings to the landscape. The mix of mature trees, grassy fields, and water features makes this land a true sanctuary for nature lovers, hobby farmers, or anyone seeking space and tranquility.

Just a few minutes away, Ladignac-le-Long offers all essential amenities, including a bakery, grocery store, post office, pharmacy, school, and a few restaurants and cafés. The area is perfect for outdoor enthusiasts, with countless walking and cycling trails, forests, and lakes in the surrounding Parc Naturel Régional Périgord-Limousin.

Despite its rural charm,...

NOTES