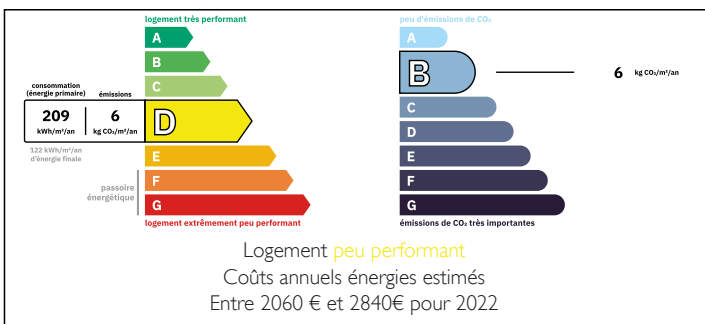


Charming Farmhouse with detached modern guest house, 5-Hectare fishing lake and commercial potential



ENERGY - DPE



INFORMATION

Town:	Le Vigeant
Department:	Vienne
Bed:	6
Bath:	2
Floor:	278 m2
Plot Size:	83000 m2

IN BRIEF

Nestled in the tranquil countryside, within easy reach of the village, this exceptional property offers the perfect blend of rural charm, natural beauty, and commercial opportunity. Comprising a traditional four-bedroom stone farmhouse, a separate modern two-bedroom single-storey house, and an extensive fishing complex built around a five-hectare lake, this estate provides both a tranquil family retreat and an exciting business venture. With ten designated fishing swims, three of which are accompanied by well-built wooden cabins, as well as outdoor cooking facilities and a modern shower and toilet block for visiting anglers, the estate is ideally suited for private enjoyment or development into a thriving leisure business.

This unique property is more than just a home – it is a lifestyle opportunity. Whether you are seeking a private retreat for family and friends, a base for hosting guests, or a...

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

One of the most outstanding features of this property is its private fishing lake. Spanning approximately five hectares, the lake is a paradise for anglers. Surrounded by trees and countryside, it offers a secluded and scenic setting where wildlife thrives.

Around the lake are ten designated fishing swims, carefully positioned to give anglers the best possible experience. Three of these swims are enhanced with robust wooden cabins that can easily accommodate anglers overnight, offering a unique selling point for commercial fishing holidays.

To further support the fishing activities, the estate includes an outdoor kitchen area where meals can be prepared and enjoyed in the open air. This communal space encourages a sense of community among visiting anglers and enhances the leisure experience.

Additionally, a purpose-built modern toilet and shower block has been installed to provide high-quality facilities for visitors. Clean, practical, and easy to maintain, this block ensures that all guests can enjoy their time at the lake with modern conveniences close at hand.

Together, these facilities make the fishing lake not only a wonderful private amenity but also a fully equipped venue for commercial fishing ventures or glamping/camping possibilities subject to the new owner applying for the correct licences.

The charming stone farmhouse (148m²) has a fabulous modern fitted kitchen with dining space and views over the terrace and lawn to the lake beyond. The second reception room is a bright and airy space, currently used as an office/library and lounge. There is also a modern...

LOCAL TAXES

Taxe foncière: 1096 EUR

NOTES