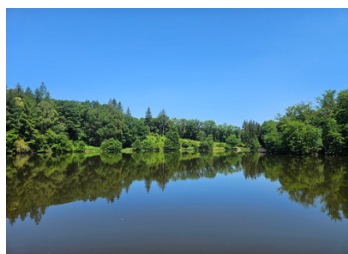


Unique Historic Estate: 33 Hectares with 7,4 Hectare Private Lake and House to renovate.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Dournazac
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	200 m2
Plot Size:	329622 m2

IN BRIEF

Set in the green countryside of Dournazac, this exceptional 33-hectare estate features an impressive private lake of approximately 7.4 hectares. The property includes a residential house (~200 m²) needing full renovation but benefiting from a recently renewed roof, an attached barn, and a large detached barn.

Historically significant, the former mill on the grounds holds rare "fondé en titre" water rights (dating back to before the French Revolution), with legally anchored hydro-power capability.

The S-shaped lake is surrounded by mature woodland, meandering streams, and a beautiful peninsula offering unobstructed panoramic views. The main house features a large living space with a grand open fireplace, multiple bedrooms, and further expansion potential upstairs. Electricity is connected; the water system needs repair. A unique restoration

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

Rarely does a property of this scale and character reach the market. Hidden away in a idyllic, wooded setting, this impressive estate of over 33 hectares offers ultimate privacy, tranquility, and breathtaking natural beauty. The centerpiece of the estate is its majestic, S-shaped lake spanning approximately 7.4 hectares, complete with a dam, gentle streams, and a stunning peninsula offering panoramic, unobstructed views across the water and surrounding forests.

Historic Heritage: Hydro-Power & "Fondé en Titre"
This estate is steeped in history. Built on the site of ancient ironworks (anciennes forges), a watermill was later established here.

The site possesses a legally anchored hydro-power capacity (originally 15.7 kW under historic rights, with historical adaptations reaching up to 80–87 kW via the elevated dam). The installations are currently disused and permits/equipment would need modern updating.

The Main House: Characterful Basis with a New Roof

The main residence offers a generous floor area of approximately 200 m². Crucially, the roof has been completely renewed, providing a sound, dry structure for full internal restoration. The interior requires a complete renovation, yet retains authentic historic features throughout.

Ground Floor: Entering the home reveals a grand, open-plan living space combining the lounge, kitchen, and dining areas, highlighted by a large, classic open fireplace. This level also includes a toilet and direct access into the attached barn area.

First Floor: Upstairs, you will find two spacious bedrooms plus three additional rooms that can be tailored to your requirements, ideal for extra bedrooms, bathrooms, or a home office.

Outbuildings &...

NOTES