

Rare opportunity – beautiful lake of approx. 1 ha set within 1.68 hectares of land in the heart of Creuse



INFORMATION

Town:	La Cellette
Department:	Creuse
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	16820 m2

IN BRIEF

A rare opportunity to acquire a beautiful fishing lake of approximately 1 hectare, set within 16,820 m² of peaceful countryside in the Creuse. With no close neighbours, the property offers exceptional peace and privacy, making it ideal for fishing enthusiasts, nature lovers or anyone seeking a secluded countryside retreat. The land is particularly well suited to a self-contained mobile home for those wishing to enjoy this tranquil setting off-grid. A garage provides useful storage, and a small boat, canoe and various practical items and equipment currently stored in the garage are included in the sale.

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.



LOCAL TAXES

Taxe foncière: 44 EUR

NOTES

DESCRIPTION

A rare opportunity to acquire a beautiful fishing lake of approximately 1 hectare, surrounded by its own land and set within a total plot of 16,820 m² in the peaceful Creuse countryside.

The property enjoys an exceptionally secluded rural setting with no close neighbours, offering a wonderful sense of peace, privacy and connection with nature. It is an ideal retreat for fishing enthusiasts and nature lovers, or simply for anyone looking for a quiet place to escape and enjoy the French countryside.

There are currently no mains water or electricity connections on the property, making it particularly suitable for those interested in an independent, off-grid set-up, for example with a self-contained mobile home, subject to any necessary planning permissions and local regulations.

A garage/outbuilding provides useful storage space. The sale also includes a small boat, a canoe and various useful items and equipment currently stored in the garage, allowing the new owner to start enjoying the lake and its surroundings straight away.

With its substantial water area, generous plot, exceptional tranquillity and useful existing equipment, this is a rare opportunity to own a private fishing lake in the heart of the Creuse countryside.

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