

## Commercial Carp Fishing Lake with 2 Houses & Stocked 2.2ha Lake Near Nexon – Only 30 Min from Limoges Airport

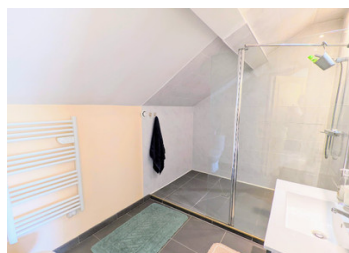


### INFORMATION

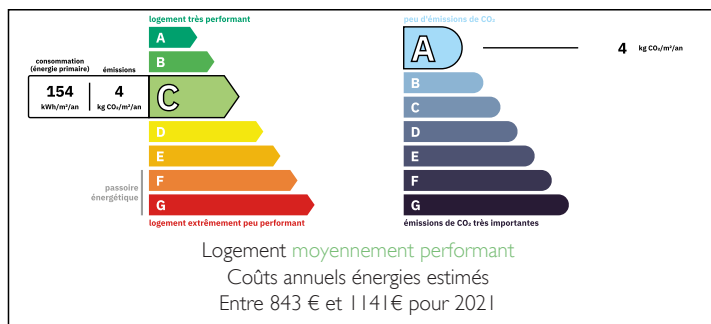
Town:	Nexon
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	55477 m2

### IN BRIEF

Thriving commercial carp fishing lake with fish up to 62lb, a renovated 2-bed owner's home, and separate angler accommodation. Set on 5.5ha near Nexon, just 30 mins from Limoges Airport. Great lifestyle and business opportunity.



### ENERGY - DPE



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

A rare chance to acquire a fully operational carp fishing business with an established client base. This 5.5ha property features a stocked 2.2ha lake, a renovated two-bedroom owner's house, and separate angler accommodation overlooking the water.

The main house includes a stylish 33 m<sup>2</sup> open-plan kitchen/dining area with modern red cabinetry and pellet stove heating. A 24 m<sup>2</sup> garage (plus 7 m<sup>2</sup> utility room) is accessible internally. Upstairs, a 26 m<sup>2</sup> landing serves as a cozy lounge, with two bedrooms and a modern bathroom featuring a walk-in shower.

The angler's house offers a 21 m<sup>2</sup> kitchen, 20 m<sup>2</sup> living room, and an approx. 50 m<sup>2</sup> attic ripe for conversion. Attached are the atmospheric ruins of an old mill, adding character to the site.

The 2.2ha lake is fed by two rivers and bordered by a water-diverting canal. It's stocked with ~90 carp (20–62lbs, avg. 35lb), perfect for exclusive fishing breaks. The current owners run the business from April to October, booking up to 5 anglers per week, with strong repeat business.

Only 30 minutes from Limoges Airport, with flights to the UK, this is an ideal opportunity for lifestyle buyers or those looking to expand a successful fishing venue in rural France.

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

## LOCAL TAXES

**Taxe foncière: 684 EUR**

**Taxe habitation: EUR**

## NOTES