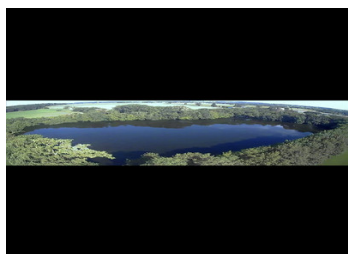
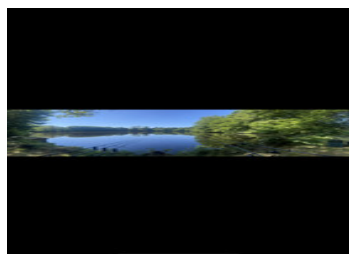


300yr old Private lake, surrounded by woodland. situated in an idyllic setting, gated property.

EXCLUSIVE



INFORMATION

Town:	Le Grand-Bourg
Department:	Creuse
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	36773 m2

IN BRIEF

Just under 3ha approx 300 year old private spring fed closed water ancient fishing lake, set in private location on a plot of 36.773m² of land.

The lake is located between the larger town of Gueret 23000 and the smaller village of Le Grand Bourg.

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 habitation: EUR

NOTES

DESCRIPTION

This lovely lake in the most stunning of locations, if you like peace and quiet or even to set up a carp fishing business then this is the place for you, with the correct regulations and permissions.

The lake is over 300year old spring fed closed water lake, this has been fished for over 19 years Depths range from 12ft to 14ft at the dammed wall end, shallowing to 3ft.

Approx 14 years ago the lake was drained, the bottom is silt and gravel.

A septique tank has been installed within the last 10 years but never connected up to anything.

There is also a mobile home on site, and this the selle tells me it is not habitable but perhaps someone could make it so.

At the moment there is no electricity or water connected and EDF quoted 900€ to bring electric supply up to the lands edge, however this was some years ago.

The lake is a project and could easily be made into a great lucrative Carp Fishery business, with the correct paperwork following rules and regulations.

The seller also has a large 5 bedroom house about 5 mins drive away in the village of Benevent L'Abbaye 23210 also for renovation.

Please ask away if you would like any further information, or would like to make a visit.