

Lake, Situated in the Auvergne in a magnificent setting of protected nature.



## INFORMATION

<b>Town:</b>	<b>Condat-en-Combraille</b>
<b>Department:</b>	<b>Puy-de-Dôme</b>
<b>Bed:</b>	<b>0</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>0 m2</b>
<b>Plot Size:</b>	<b>213661 m2</b>

## IN BRIEF

Auvergne Region - Puy de Dôme - Combrailles Area

Town of 500 inhabitants, 55 kilometres from Clermont-Ferrand, 29 kilometres from the A89, 30 minutes from Vulcania in the Parc Naturel Régional des Volcans d'Auvergne.

minutes from Vulcania in the Parc Naturel Régional des Volcans d'Auvergne.

Altitude: 700m

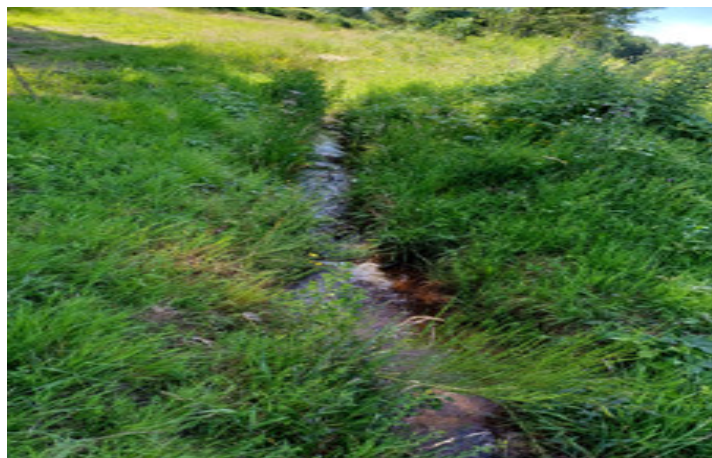


## ENERGY - DPE

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.



## DESCRIPTION

The property:

Estate in one piece, with a surface area of more than 21,3661 m<sup>2</sup>, bordered by the well-known GR 4 hiking trail

located in an exceptional setting with a magnificent 13th century castle in the immediate vicinity which adds its beauty to the natural, wooded setting.

Main features :

Village located in ZRR (Zone Rurale de Revitalisation)

A 10-hectare lake with a 350-metre dam and a depth of over 5,6 metres - 1 secondary pond (6 m deep at the level of the sparrow).

secondary pond of 1,900 m<sup>2</sup> and another of 900 m<sup>2</sup>.

Over 60% of the water for the ponds comes from inexhaustible natural underground springs.

The quality of the water allows it to be used exclusively for the noble fish of mountain lake salmonids.

In compliance with DDT regulations - Prefectoral decree dated 25 November 2019 - Supplemented by

a regularisation report issued on 02 July 2024 for all the works, an ecological hydraulic diversion hydraulic diversion, installation of a hydraulic monk, reinforcement by riprap of the entire dike and a new flood spillway.

The entire perimeter of the lake is accessible via a pathway, and the property is lined with numerous deciduous trees.

border the property.

A large meadow adds considerable value to the estate.

The estate's potential :

A residential destination for people looking for an exceptional natural setting, no surrounding nuisance, guaranteed peace and freedom.

The richness of the protected fauna and flora are also attractions for this type of location.

type of place.

An estate with huge potential for the creation of a

## LOCAL TAXES

**Taxe foncière:** 1038 EUR

**Taxe habitation:** EUR

## NOTES