

Carp fishing lake

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Pardoux-le-Lac
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	0 m ²
Plot Size:	14594 m ²

IN BRIEF

Welcome to your own slice of paradise. A wonderful Carp Fishing lake of approximately 6000m². The lake requires some residual work to bring it to conformity.

Located just a short walk from a town, you can enjoy the privacy and seclusion of this quiet location. With space for a caravan, you can invite friends and family to join you for unforgettable weekends away.

The lake has great access and can be fished from all sides. There are multiple established fishing pegs for your enjoyment. Fish include Roach, Bream and Carp some exceeding 25lb.

For those who love water sports and nature walks, the larger Saint Pardoux lakes are just a stone's throw away.

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 wonderful Carp Fishing lake of approximately 6000m² on a total of 1.4 hectares of land. The lake requires some residual work to bring it to conformity.

A tranquil location where you can spend serene days casting your line and reeling in some rather impressive catches.

There's ample space for a caravan, making it the perfect getaway for friends and family to enjoy unforgettable weekends together. The well-maintained lake boasts accessible fishing from all sides, complete with multiple established fishing pegs tailored for your enjoyment.

With a variety of fish, including Roach, Bream, and Carp (some exceeding 25lb), your fishing adventures are bound to be rewarding. Plus, in November 2023, the owner introduced additional young carp into the lake, promising exciting fishing experiences in the seasons to come.

For nature enthusiasts, the stunning the large Saint Pardoux swimming lakes are just a stone's throw away, offering ample opportunities for water sports, leisurely nature walks, and refreshing dips in the cool waters. Relax on the sandy beaches, and take in the breathtaking surroundings – the choice is yours.

The lake requires some residual work to bring it to conformity and so is sold as is. The works are basically to lower the water level in the dam to allow minor repairs to the current sluice gate and clear the front of the dam from young vegetation.

Conveniently located just 10 minutes by car from the larger towns of Chateauponsac and Bessines-Sur-Gartempe, and under 30 minutes from Limoges...

LOCAL TAXES

Taxe habitation: EUR

NOTES