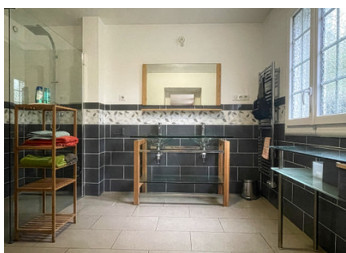


Exceptional setting. Complex comprising a lake renovated mill bar/restaurant outbuilding and surrounding land.



## INFORMATION

Town:	Asnières-sur-Blour
Department:	Vienne
Bed:	4
Bath:	3
Floor:	186 m2
Plot Size:	378791 m2



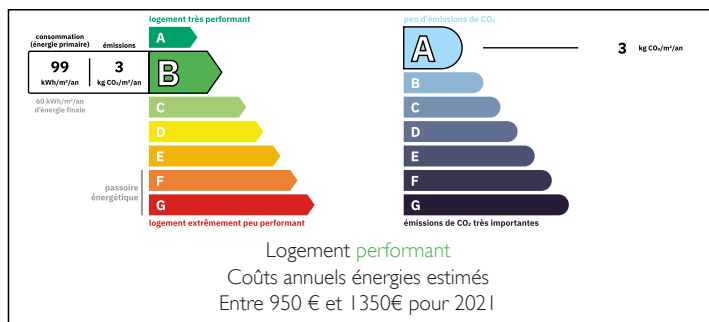
## IN BRIEF

A rare opportunity to acquire this magnificent ensemble which includes a renovated former water mill, converted into two, 2 bedroom gites, a fully licensed restaurant/bar, a garage/workshop, land suitable for horses, and the 37 hectare lake.

Lac de Villedon is a superb dam lake measuring 100 acres, 2 km long and approximately 200 m wide, located between Poitiers and Limoges. On one side, fresh water flows in from a small river, and on the other is the dam.

This magnificent complex combines both residential and a potential commercial opportunity, since it is possible to also buy the fishing business if desired, making it an excellent property investment with potential for further development including projects such as water and jet skiing, glamping/camping and many more.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Featuring numerous bays and peninsulas, the 37-hectare Villedon lake is fed by the River Blour, a constant source of fresh, aerated water. Opposite the river is a large dam behind which you'll find all the facilities the site has to offer.

Water mill.

The larger gite comprises :

On the ground floor Kitchen (23 m<sup>2</sup>)

Living/dining room (34 m<sup>2</sup>)

Toilet with plumbing for washing machine (5 m<sup>2</sup>)

Shower room (9 m<sup>2</sup>)

First floor 2 bedrooms (24 m<sup>2</sup>) (9 m<sup>2</sup>)

Lounge (20 m<sup>2</sup>) with patio doors opening to the private terrace.

The smaller gite comprises.

Kitchen (13 m<sup>2</sup>)

2 bedrooms (10 m<sup>2</sup>) (15 m<sup>2</sup>)

Shower room (8 m<sup>2</sup>)

The restaurant comprises :

Restaurant/bar (68 m<sup>2</sup>)

Professional kitchen (25 m<sup>2</sup>)

Reception/office (28 m<sup>2</sup>)

Sanitary facilities (16 m<sup>2</sup>)

Small cabin, completely refurbished comprises one room with 2 single beds and a basic kitchen area with fridge and electricity. This little hideaway has a small terrace overlooking the lake.

A 110 m<sup>2</sup> garage/workshop complete the ensemble.

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