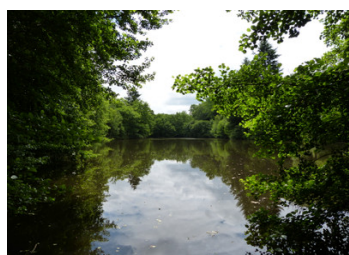
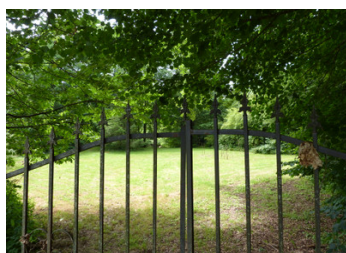
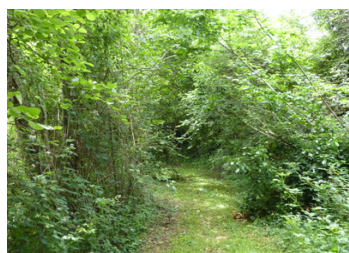


Land with a lake and woods

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Montrollet
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	16680 m2

## IN BRIEF

Situated just outside of the pretty village of Montrollet in the Charente.

Lake on 1.6 hectares of land with woods.

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 lovely lake has had lots of work completed over the past few years to get it up to standard.

It comes with woodland behind the lake.

The lake has been stocked by the currents owners but hasn't been fished for several years so we don't know current stock levels..

A very nice tranquil spot to enjoy a bit of fishing!

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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 habitation: EUR

## NOTES