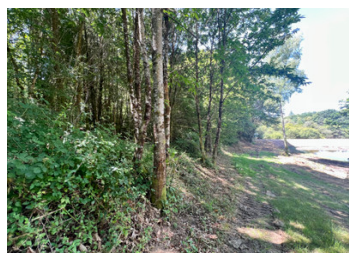
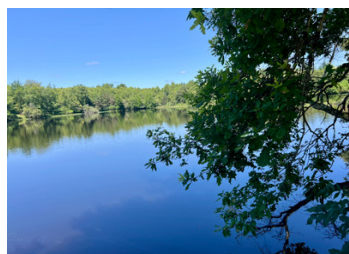


## Fisherman's Paradise – Heritage Lake Property in the Périgord-Limousin Nature Park



### INFORMATION

<b>Town:</b>	<b>Marval</b>
<b>Department:</b>	<b>Haute-Vienne</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>110800 m2</b>



### IN BRIEF

This lakeside opportunity offers a rare blend of heritage and nature. Set near ancient Roman routes and featuring a Napoleonic-era lake—fully conforming—it presents strong income potential through fishing activities or nature-based tourism.

### 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

Set within 110,800 m<sup>2</sup> of unspoiled countryside, the property includes a very large lake, two well-maintained smaller lakes, peaceful woodland paths, and a pristine natural environment in the heart of the Périgord-Limousin Regional Nature Park. Recent works have confirmed the quality and compliance of the lakes, ensuring peace of mind for future owners.

With its unique history, stunning setting, and practical potential, this property is ideal as a private retreat, a fishing enterprise, or an eco-tourism venture.

Just 35 minutes from Limoges International Airport and close to essential amenities, yet offering total privacy—this is a rare opportunity to own a piece of natural and historical charm.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES