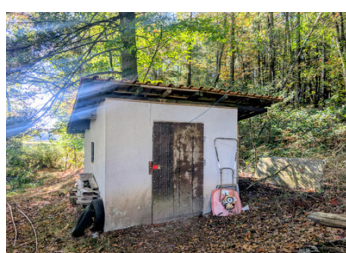
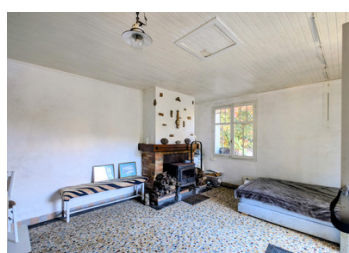
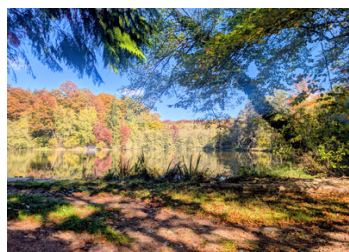


UNDER OFFER Lake of 1.3 hectares with fishermans cabin

EXCLUSIVE



## INFORMATION

Town:	Bussière-Galant
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	24 m2
Plot Size:	30900 m2

## IN BRIEF

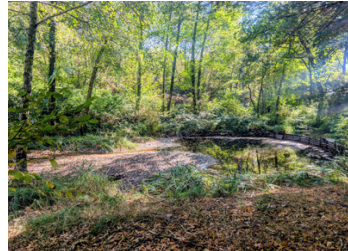
A beautiful fishing lake on three hectares of land with a small fishermans cabin.

## 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

Located in the south of Haute-Vienne, on the border with the Dordogne, this property is 43km from Limoges Airport. The village of Bussière Galant, with its train station connecting to Limoges and Bordeaux, is just 5km away.

The lake, fed by streams and springs, is home to microchipped carp (approx 20-30), as well as perch, roach, pike, and tench.

The cabin features a wood-burning stove and a compact kitchen and there is also a separate shed.

This lake is non conforming to the required standards but offers a stunning fishing retreat for those willing to invest.

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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