

Established Carp Fishing Lake Business with a lovely Gîte, Owners Home, Pool, Barns & over 4ha of land.

EXCLUSIVE



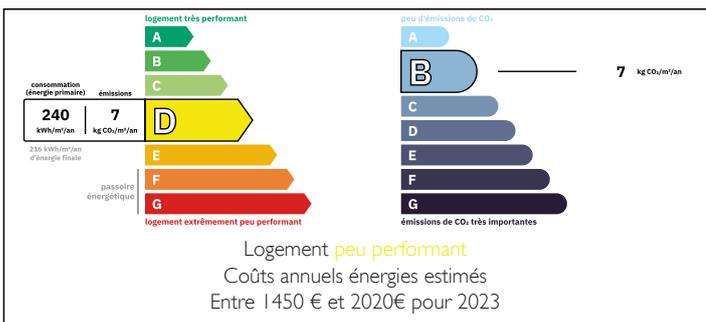
INFORMATION

Town:	Coussac-Bonneval
Department:	Haute-Vienne
Bed:	8
Bath:	3
Floor:	260 m ²
Plot Size:	46490 m ²

IN BRIEF

A rare opportunity to acquire a successful carp fishing lake business, set in over four hectares of private countryside. Stocked with carp up to 70lb, the business includes a beautifully presented stone-built gîte with pool and a second stone house as owner's accommodation, offering flexible rental options. Turnkey business with forward bookings and excellent growth potential. Pisciculture licence until 2034.

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.



DESCRIPTION

Stone-Built Gîte

Currently operating as the gîte, this house is beautifully presented, fully furnished, and ready to trade, making it a turnkey income property.

Ground Floor: Central entrance hallway with tiled flooring.

A welcoming living room (20.8m²) with wood floors and wood-burning fire and patio doors. Off the living room, a twin bedroom (15.7m²). A second ground floor bedroom (17.5m²) is alongside a luxurious bathroom (12.7m²) with roll-top bath, walk-in shower, double sinks, and heated towel rail. Separate WC.

The Kitchen (18.3m²) features a central island, dishwasher, oven, and old-style wood fire, maintaining a rustic yet refined style.

A separate elegant dining room (18.9m²) completes the floor.

First Floor: Two good-sized bedrooms (19.9m² & 18.9m²) with dual-aspect windows and a shower room with WC (2.9m²).

Top Floor: Two further rooms (10.2m² & 9.75m²) adaptable as additional bedrooms.

Heating via a wood fuel central heating system

Outside: In-ground swimming pool 5 x 3 with surrounding terrace

Current Owner's House

The second stone house, currently the owner's home, offers flexibility to serve as additional gîte accommodation or private residence.

Ground Floor: Open-plan living (26.7m²), dining and kitchen (22.3m²) area with wood floors, exposed beams, and stone walls. Patio doors open onto a terrace overlooking the lake. A wood-burning fire

LOCAL TAXES

Taxe foncière: 2400 EUR

Taxe habitation: EUR

NOTES