

Secluded in a Forest - Carp Fishing Lake on 6.8ha. Carp up to 78lb. Separate Owners Home.



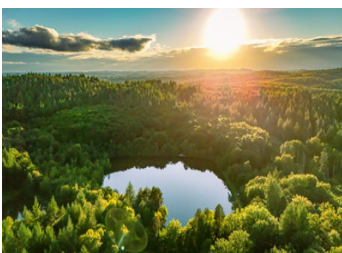
## INFORMATION

Town:	Château-Chervix
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	136 m2
Plot Size:	69832 m2

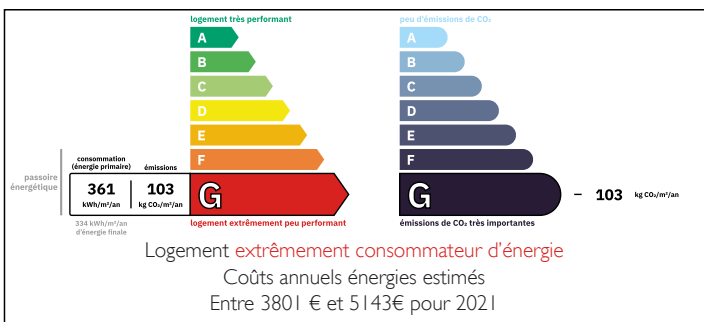


## IN BRIEF

Surrounded by 6.8 hectares of private forest, this secluded carp fishing lake offers complete privacy, exceptional stock, and exciting lifestyle potential. Fully fenced and spring-fed, with carp reaching up to 78lb, the property also includes a solar-powered lakeside cabin and a characterful owner's home just five minutes away.

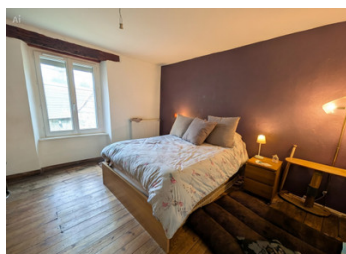


## ENERGY - DPE



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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 spring-fed lake benefits from four natural water inlets, helping maintain excellent water quality throughout the year. Stocked with approximately 110 carp, including specimens reaching up to 78lb and at least five fish over 70lb, the lake will particularly appeal to serious carp fishing enthusiasts.

The lake benefits from a fishing licence valid until 2040. The current owners have welcomed anglers to the site successfully, and bookings are already in place through to 2028.

A key feature of the property is the solar-powered lakeside cabin, allowing comfortable off-grid use while blending perfectly into the natural surroundings. The cabin includes a kitchen area along with a shower room and WC, creating a practical and welcoming base beside the water. WiFi is also installed at the lake. A borehole provides the water supply, adding further independence and practicality to the site. Several smaller cabins positioned around the lake currently serve as useful storage spaces.

Located approximately five minutes away, the owner's house offers character, charm, and excellent potential. Currently under renovation yet already habitable, the property combines original features with comfortable living accommodation.

The entrance hallway immediately catches the eye with its original wooden telephone booth, creating a unique focal point full of personality. To the rear, a kitchen-dining room is currently being renovated, while the main living room offers warmth and atmosphere with exposed stone and brick walls alongside a wood-burning stove. A second kitchen adds further flexibility to the layout.

Upstairs are three bedrooms, all featuring wooden flooring, together...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES