

Established fishing property with main house, two gîtes, lakeside cabin, three lakes and breeding facilities



INFORMATION

Town:	Mialet
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	352 m2
Plot Size:	98325 m2

IN BRIEF

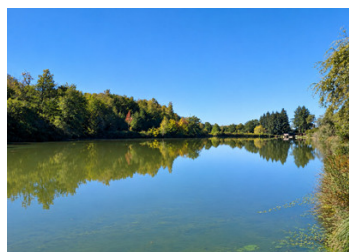
A fishing property set within approximately 9.8 hectares of private land, including 3.2 hectares of lakes, offering an exceptional opportunity to continue the existing business.

The property comprises three fishing lakes, six breeding ponds and a fish reproduction facility.

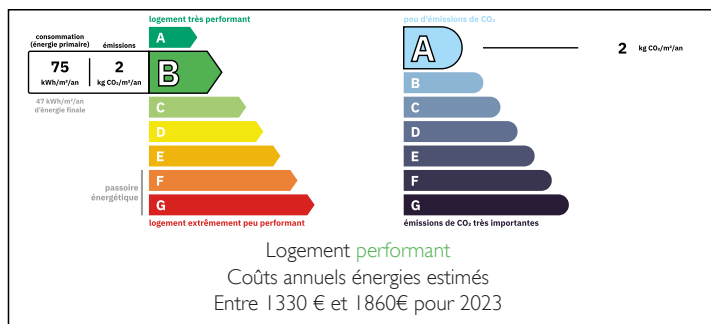
The lakes are fully compliant with current regulations and benefit from the necessary pisciculture/fishing licence.

Situated in the North Dordogne, the property enjoys a peaceful and picturesque countryside setting while remaining within easy reach of Limoges and Périgueux. Limoges Airport provides a range of flight connections to the UK, offering convenient access for international owners and holiday guests.

The surrounding countryside is very attractive with many opportunities for outdoor pursuits and the nearest village with amenities is 9.2km by car.



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

This attractive and versatile property offers an impressive combination of a main residence, two independent gîte accommodations, a covered heated swimming pool, extensive parkland and gardens, a fisherman's cabin, and three private fishing lakes.

The property is approached through electric gates, opening onto a beautiful parkland setting. A tree-lined driveway leads through the grounds towards the lakes and the extensive land beyond, creating a wonderful sense of privacy and space.

Main House

The main house is accessed from the terrace adjoining the 10m x 5m swimming pool.

At the centre of the home is an impressive 76m² open-plan kitchen, living and dining area, providing a bright and welcoming space for both everyday living and entertaining. The room features exposed wooden beams, tiled flooring and a contemporary central wood-burning stove. The kitchen has white cupboard units and black marbled worktops, a Lacanche Range cooker, extractor fan and a central island.

Large glazed doors open directly onto the covered and heated swimming pool, ideal for year-round use. From the rear of the living area, a separate entrance leads to a guest bedroom of approximately 11.7m², together with a 7.5m² en-suite bathroom featuring a tiled walk-in shower and vanity unit, as well as a separate WC.

A tiled staircase rises from the main living area to the first floor.

The first floor opens onto a remarkable 43.7m² mezzanine, currently used as an office. This versatile space could also provide an additional sitting or living area, or potentially be converted to create a further en-suite bedroom.

The...

LOCAL TAXES

Taxe foncière: 1878 EUR

NOTES