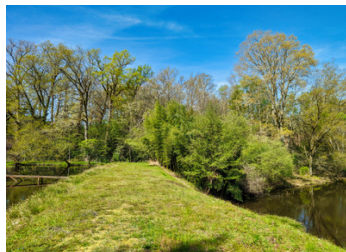


## Two conforming fishing lakes with land



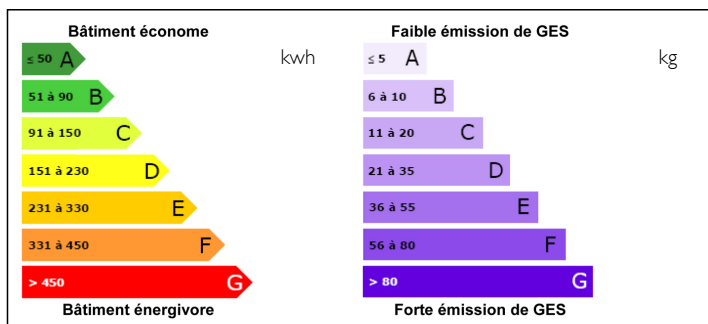
## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Balledent    |
| Department: | Haute-Vienne |
| Bed:        | 0            |
| Bath:       | 0            |
| Floor:      | 0 m2         |
| Plot Size:  | 30346 m2     |

## IN BRIEF

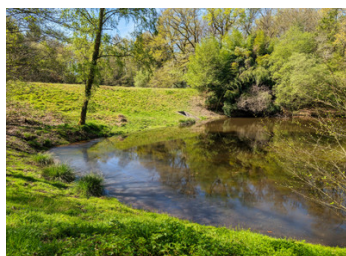
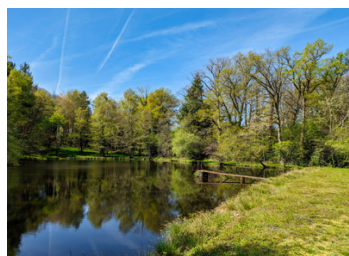
Two beautiful smaller conforming lakes (approx. 3,300m2 and 2,000m2) on about 3 hectares of land and woodland with full fishing permits, suitable for private or touristic recreational fishing. Plenty of space to park several caravans and/or tents. Very well maintained with a path around both lakes. Fenced (apart from one side) and gated. Close to a road but set back behind a hill and trees so still very private. 5-10 minute drive from either Rancon or Chateauponsac with a supermarket and other amenities. About 40 minutes drive from Limoges airport.

## 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

Two beautiful smaller conforming lakes (approx. 3,300m<sup>2</sup> and 2,000m<sup>2</sup>) on about 3 hectares of land and woodland with full fishing permits, suitable for private recreational fishing. The main lake is approximately 4 meters deep in the middle and the smaller overflow lake is 1 and a half meters deep in the middle.

Plenty of space to park several caravans and/or tents. Very well maintained with a path around both lakes. Fenced (apart from one side) and gated. Close to a road but set back behind a hill and trees so still very private.

The land unfortunately is non-constructible as you find yourself in a protected nature zone, however it is great for holiday use or even for commercial outdoor activities during the summer months.

There are two wells and the lakes are source fed. There is carp, pike and other species in the lakes.

A small wooden cabin exists on the land but is it not intended for permanent living. There is no water, electricity or sewage connection. With the addition of solar panels on the roof and a pump for the closest well, it may be possible to generate enough power for a shower or to heat water for washing. Note that the water in the wells has not been tested and may not be potable.

For a holiday with friends or family the location is truly magical! A must see for nature and water lovers.

5-10 minute drive from either Rancon or Chateauponsac with a supermarket...

## NOTES