

Two fishing lakes, each approximately 5000m2, on around 2.5 ha of land



## INFORMATION

Town:	Chabrac
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	25146 m2

## IN BRIEF

Situated near the towns of Chabanais and Confolens and just 40km 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 lakes each of approximately 5000m<sup>2</sup> on approximately 25000m<sup>2</sup> (2.5ha) of land which is entirely enclosed with direct access from the road. The top lake is fed by a small stream and the bottom lake fed by the overflow from the top lake plus several springs. An 80m stone path leads to the lakes from the road where you have a parking area and a fishing cabin with a terrace on stilts. Included in the sale is a caravan that is situated at the lakes.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES