

Up to standard fishing pond in the centre of a 8944 m2 wooded plot, part of which is constructible.



INFORMATION

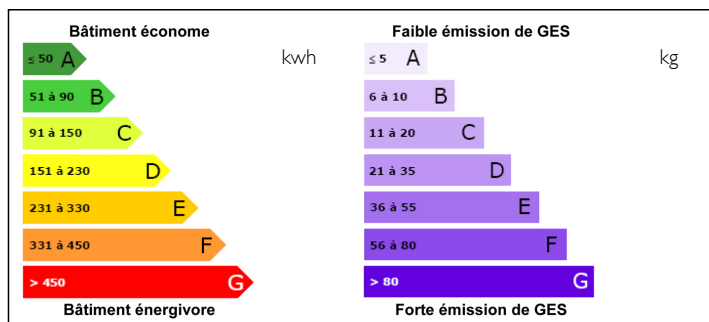
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|-------------|--------------|
| Town: | Saint-Auvent |
| Department: | Haute-Vienne |
| Bed: | 0 |
| Bath: | 0 |
| Floor: | 0 m2 |
| Plot Size: | 8944 m2 |

IN BRIEF

Land of 8944 m2 composed of: 1 building plot of 92m2. Electricity and water are on site, all that remains is to connect them. 1 fishing and leisure pond of 4000m2 to standard. 1 bowling green. 1 garden house with terrace overlooking the water. 1 Shed for fishing and gardening equipment.

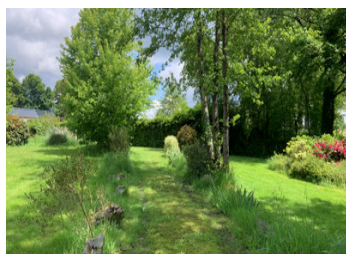


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 25 EUR

NOTES

DESCRIPTION

Situated in a hamlet 4 km from St Junien, this beautiful pond will appeal to young people from 7 to 77 years old and beyond.

92 m2 of building plot opens up a whole host of possibilities. A house with a large terrace? A Tiny house? A mobile home? And why not a Yurt?

Gourmets will be delighted by the fruit trees, and the cèpes mushrooms, which can sometimes be found as early as mid-July, and are just waiting to be picked. The 4000m2 pond is fed by 2 springs, so there's plenty of room for a swim.

Lovers of lazing around will be delighted by the hammocks, deckchairs that can be disposed all around the pond or just the grass, which retains its pretty green colour thanks to the oak trees.

Not forgetting, of course, the fishermen who will enjoy their passion all year round!

All this is just a taste of what's in store, so don't hesitate to come and see for yourself, you won't be disappointed.

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