



## Fishing lake with renovated house and gite.



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 728,700.24

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Meilhac
Postcode:	87800
Geplaatst:	31-07-2025
Omschrijving:	

Our local agent Andy Portsmouth is pleased to offer you this 5.5 hectare (13.5 acre) property with a fabulous 2.2 hectare (5 acre) fishing lake, a fully-renovated two-bedroom stone house (easily increased to three bedrooms), and a rental stone cottage for anglers. Less than 5km away is the town of Nexon, with doctors, dentist, supermarket, bakery, and train station. Limoges city 15 minutes, airport 20 minutes. The current owner has had the property for 25 years, and runs a successful holiday rental activity for anglers, who stay in the cottage or tents. There is a good flow of repeat bookings. It's an old lake, shown on Cassini maps from the 1700s (the first maps of the whole of France), is surrounded by trees, and is home to carp, tench, pike, perch, and zander. Up to 5 anglers fish here at a time. There are three points of aeration in the lake, which is fed by a passing stream that then drops down a beautiful waterfall on the property - so there is a very good fall from the lake to where overflow water can either rejoin the stream or feed a small breeding pond - in fact the cottage was previously a mill. The stream supplies ample water year-round. The owner's house has a large kitchen/dining room downstairs (33m<sup>2</sup>), and a large garage (32m<sup>2</sup>) with storeroom. Upstairs, a lounge (30m<sup>2</sup>), two bedrooms (15m<sup>2</sup>, 14m<sup>2</sup>) and a shower room (7m<sup>2</sup>). The house is double-glazed, has insulated walls and roof, recent electrics, ADSL internet (fibre due year-end), and has a septic tank (4 years old) that conforms to current regulations (but the one for the cottage does not). The anglers cottage has two large rooms (24m<sup>2</sup>, 20m<sup>2</sup>), and beneath a large storeroom plus two showers and two WCs accessible from outside, plus the large attic could be converted. A beautiful location, with a strong proven business.

### Algemeen

Slaapkamers:	3
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Afgewerkte vierkante meter: 165 m<sup>2</sup>  
Lot Afmeting: 55477 m<sup>2</sup>

## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Coal

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 154

## Building details

Parking: Ja  
Aantal verdiepingen: 1

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/TXNV-T23202/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T23202/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 12018244470

