



MARKET BASED PRICE IMPROVEMENT!! 1 ACRE OF LEESVILLE LAKE FRONT LAND FOR SALE IN PITTSYLVANIA COUNTY VA!

WITHDRAWN

This Lake Front Lot With Scenic Views and Deep Water in Heron Landing Subdivision Is the Perfect Property for Quiet Lake Life Living!

Lot 40 in Heron Landing Subdivision (<https://www.heronlandinghoa.com>) is privately placed at the end of Water View Court cul-de-sac. This 0.95-acre lot boasts an open hardwood forest that transitions to approximately 200 feet of Leesville Lake water frontage on a cove just off the main channel in Leesville Lake. Water View Court is situated nicely on the eastern side of a point on the northern end of the lake. This lot is positioned in a sense that it will keep you from being built "on top of" by neighbors and deep water allows the ability of your own dock or boat house to be built. There is a nice level building spot on the top of the property that would make a great home site and the ability to build deeper within the lot exists as well. This beautiful lakefront lot is just 1 mile from the Leesville Lake Marina and Grill which offers the convenience of community lake access as well as boat slip options, watercraft rentals, an inground swimming pool, and the social atmosphere of the lake life. If you have been looking for a waterside retreat where you can enjoy fishing, boating, and water recreation this property offers all of that and more.

Leesville Lake is a 3,400-acre impoundment located in Southwest Virginia. This reservoir straddles Pittsylvania, Campbell and Bedford County borders. The lake is approximately 17 miles long with 110 miles of shoreline containing many coves, cuts and creek channels to explore while casting some lures chasing your next wall hanger. Leesville Lake does not receive the traffic that other busy reservoirs do and can be a pleasant change especially if you are looking for less competition with other anglers and boaters. This diverse fishery contains a variety of fish species to pursue that include Large Mouth Bass, Striped Bass, Walleye, White Bass, White Perch, Catfish, Crappie, and Sunfish. Leesville Lake also holds the current state record for freshwater Striped Bass which was caught in 2002. The fish weighed 53 lbs. 7 oz. That next record could be waiting for you on this lake with little angling pressure.

Even though Heron Landing Subdivision is quietly secluded at the lake you are still close to town amenities. The towns of Altavista, Chatham, Gretna, Lynchburg, and Danville are all within a 30-minute drive from this property. These towns provide many opportunities to enjoy movies, concerts, sporting events, wineries, breweries and unlimited dining opportunities. If you have been looking for a place to start your lake life this is it. This Leesville Lake property provides extensive opportunities for outdoor recreation along with a great place to build your lakefront home or family getaway at the lake in a quiet subdivision. If you would like to view this property please contact the listing agent.

MORE DETAILS

Address:

Water View Ct
Gretna, VA 24557

Acreage: 1.0 acres

County: Pittsylvania

MOPLS ID: 57336

GPS Location:

37.070167 x -79.398708

PRICE: \$123,000

CONTACT AGENT



JOEL HOFFNER

AGENT

(540) 494-4070

(844) 480-5263 (LAND)

[jhoeffner@mossyoakproperties.com](mailto:jhoffner@mossyoakproperties.com)

