LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38388PVA24 Price: 471 700 EUR

agency fees included: 6 % TTC to be paid by the buyer (445 000 EUR without fees)

Certified pond of 3 ha with land of 4ha including 7000m2 constructible; renovated house and 2 mobile homes ,

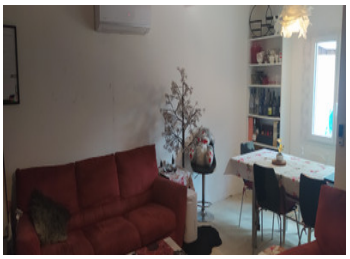














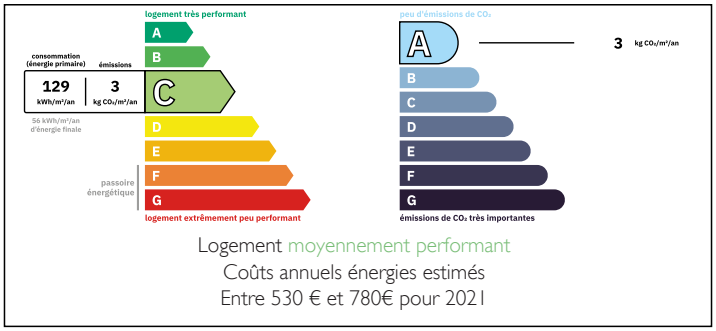
INFORMATION

Town:	Beaupouyet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	70000 m2

IN BRIEF

Beautiful pond of 3 hectares certified ideal for fishing activities day and night.
2 mobile homes renovated vailable for renting .
A renovated house perfect for a gite
Quiet place for fishing
Building land of 7000m2. on a global plot of 4 hectares
10 minutes from shops and Bergerac airport 30 minutes.
A89 and train station.
Perfect for fishing and leisure activities. Many works done by the vendor.on request.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 530 € et 780€ pour 2021

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.

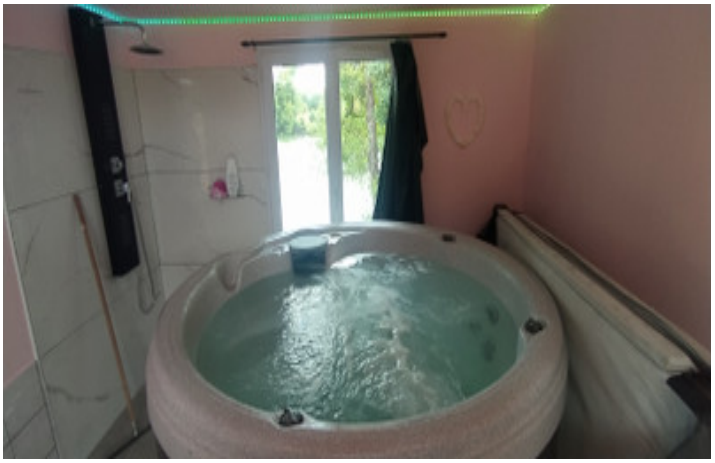
International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**500 EUR**

NOTES

DESCRIPTION

Beautiful pond of 3 hectares certified ideal for fishing activities day and night.
2 mobile homes of 28 and 30 m2 available for rent. including one with its private terrace. Chalet for fishing tackle (rods, outfits etc).
Chalet with kitchenette and shower room ; Creation of a jacuzzi with view on the pond.
A renovated house (ideal as a gite) of 62m2 comprising entrance to fitted kitchen, dining room, access to the living room with office area, a shower room with wc., two bedrooms of 10m2 each.
Solar panels.3kilo.
3 heat pumps .
New Electric entrance gate
Garden cottage for storage.
Individual sanitation by 2 septic tanks.
Building land of 7000m2. on a global plot of 4 hectares.
Fully enclosed property.
10 minutes from shops and Bergerac airport 30 minutes.
A89 and train station.
Perfect for fishing and leisure activities..

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

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