

Pond with a cabin and an existing building permit, allowing for up to 66 m of living space after renovation.



INFORMATION

Town:	Augignac
Department:	Dordogne
Bed:	1
Bath:	0
Floor:	33 m2
Plot Size:	10449 m2

IN BRIEF

Charming cabin with private pond on over 1 hectare of land

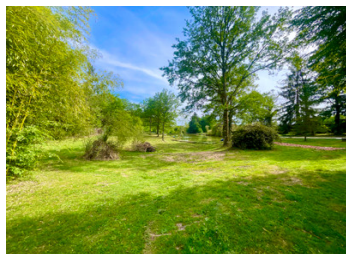
Set in a peaceful and natural environment, this charming cabin of approximately 33 m², divided into two rooms, offers the perfect place to relax and unwind. A building permit has already been granted for an extension of an additional 32 m², providing excellent potential to further develop the property.

The land, covering 10,400 m² and fully enclosed, includes a beautiful private pond of approximately 2,500 m², ideal for fishing and enjoying nature.

Electricity is supplied by solar panels with battery storage, ensuring a high level of energy autonomy. A connection to the main electricity grid is also possible.

A water meter is already installed.

Located just 6 km from local amenities, this property is an ideal holiday home or second residence, particularly suited for fishing enthusiasts, nature lovers, and mushroom foraging.



ENERGY - DPE

DPE not required.

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

The Périgord Vert – nature, tranquility and quality of life

Located in the north of the Dordogne, the Périgord Vert is one of the most unspoiled and verdant regions of southwest France. Rolling hills, dense forests, clear rivers and wide meadows shape this peaceful landscape and give the area its name.

Here, you will find a rare sense of calm and authenticity. Charming villages, traditional markets and a warm lifestyle make the Périgord Vert a place where time seems to slow down.

The region is a haven for nature lovers: hiking, cycling, fishing or mushroom picking – each season offers its own unique appeal.

The local gastronomy is also outstanding, with fresh regional produce and a rich culinary tradition reflecting the French art of living.

Despite its peaceful setting, the Périgord Vert is easily accessible and offers all necessary amenities nearby.

An ideal place for those seeking nature, space and quality of life.

LOCAL TAXES

Taxe foncière: 155 EUR

NOTES

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