

Beautiful setting. Business potential. One bedroom house, 2 lakes, mobile home and cattery.

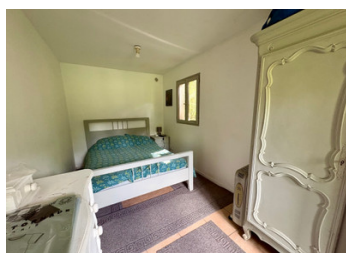


INFORMATION

Town:	Augignac
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	47 m2
Plot Size:	17816 m2

IN BRIEF

Peacefully situated in a tranquil rural setting, this unique one-bedroom property offers an exciting lifestyle and business opportunity. Featuring two picturesque lakes, established mobile home rental potential, and a cattery business, the property is ideal for those seeking a countryside retreat with income possibilities.



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 property is accessed via a track leading to the parking area at the front of the plot. Ample parking for 3-4 cars. The property is fenced around the entire estate. You enter through a gate and walk across a pathway between the two lakes to the house. The front door brings you into a LIVING SPACE (30.8m²) with kitchen/diner. A SHOWER ROOM (3.3m²) and a BEDROOM (10m²). A log burner for heating, double glazed and tiled roof.

The lakes are stocked with a variety of fish. Carp, Rud, Tench.

LAKE 1 - 4024m²

LAKE 2 - 2148m²

The 2 bedroom mobile home is located on the edge of lake 1. Approximately 40m² with a decking area overlooking the lake. A LIVING ROOM with kitchen/diner. Double BEDROOM and twin BEDROOM and shower room.

There are 14 individual cat enclosures for the cattery business charged out at €10 per night per cat.

NOTES

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