LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48276JES87 Price: 88 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (80 000 EUR without fees)

Three lakes and a cosy fisherman's cabin in 2.65 hectares of enclosed land.

EXCLUSIVE















INFORMATION

Town:	Dournazac
Department:	Haute-Vienne
Bed:	0
Bath:	0
Floor:	15 m2
Plot Size:	26535 m2

IN BRIEF

A peaceful rural retreat in a beautiful woodland setting, offering 2.65 hectares of land, a fisherman's cabin and three lakes measuring approximately 2,590 m², 1,660 m² and 350 m². An idyllic escape for nature lovers and fishing enthusiasts, just 4.3 km from the village of Dournazac and 42 km from Limoges Airport.

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.

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LOCAL TAXES

Taxe foncière: **118 EUR**

NOTES

DESCRIPTION

This charming lakeside cabin offers a single room of 15.8 m², featuring a lovely open fireplace, a few kitchen units and a stone floor. An additional covered terrace of approximately 14 m² provides the perfect space to relax.

A haven of peace, ideal for unwinding, escaping the stresses of everyday life and enjoying the beauty of nature.

The property is set within 2.65 hectares of enclosed land, predominantly woodland with numerous sweet chestnut trees and opportunities to forage for mushrooms throughout the seasons. This unspoilt natural setting offers peace, privacy and a wonderful sense of tranquillity, making it the perfect retreat for weekend getaways. The property is easily accessible from Châlus, thanks to its proximity to the main road.

Built in the 1980s from concrete blocks with timber cladding, the cabin has no mains water or electricity supply and no drainage system.

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