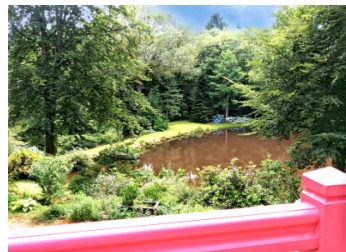


Exceptional ! Property of more 4 ha - House with view. Carpe lake. Wood of + 2 ha. Unique !



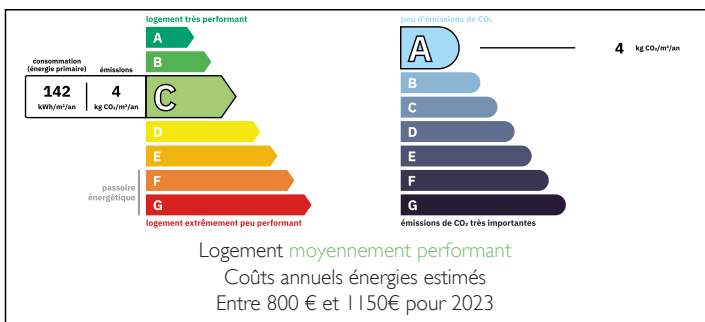
INFORMATION

Town:	Dournazac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	41630 m2

IN BRIEF

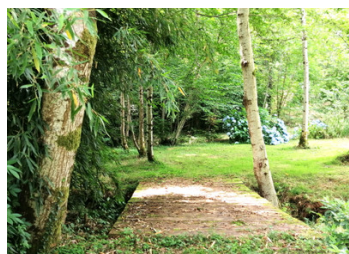
Located in an exceptional setting with only three neighbors, not overlooked. In the heart of large forests and chestnut plantations, it is located close from famous historical monuments and remarkable sites. 2 kilometers from the Dordogne, in the Périgord-Limousin Regional Natural Park.

ENERGY - DPE



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

Built in 2010, this beautiful house has a 20 m² wooden terrace, very sunny with a view on lake. Bright living room of 30 m² includes a lounge, a dining room and an equipped kitchen, 2 bays windows, wood stove.

Corridor leading to 3 bedrooms of more than 10 m² each, all with built-in cupboards. Shower room of 5.80 m² with built-in cupboards, separate WC. Access to the basement.

Basement of 40 m² includes a car garage, a summer kitchen and laundry area and a cellar with a new water heater. A 10 m² room that can be used as an office or guest bedroom.

Lake of approximately 1 hectare with carp, crossed by a stream, largely accessible and landscaped. Surrounded by a landscaped garden with trees and bushes, waterfall and streams. Many paths lead into the woods. A vegetable garden and 2 workshops cabins.

More than two hectares of wooded plots of various species. Ideal property for a self-sufficiency project or for nature lovers.

Located 3 km from Dournazac, 8 km from Châlus and 8 km from Cussac.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES