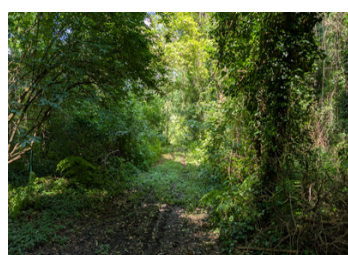


Hunting ground with concrete hunting lodge



INFORMATION

Town:	Izon
Department:	Gironde
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	264493 m2

IN BRIEF

20 minutes from Bordeaux.

26 hectares of land in a natural and flooding area with a concrete hunting lodge.

6 hectares wide pond, snipe plains, cep woods, classified wooded areas, natural spring and fruit trees.

The plot is completely enclosed, possible to accommodate horses.

Shed + tractor.

A rare opportunity for nature lovers.

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

Enclosed plot of land in a nature area with classified wooded areas, spring, hunting area, ponds.

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