

Lakeside property, a fisherman's paradise, 6ha lake, house & barns on 12.7 ha in north Dordogne countryside



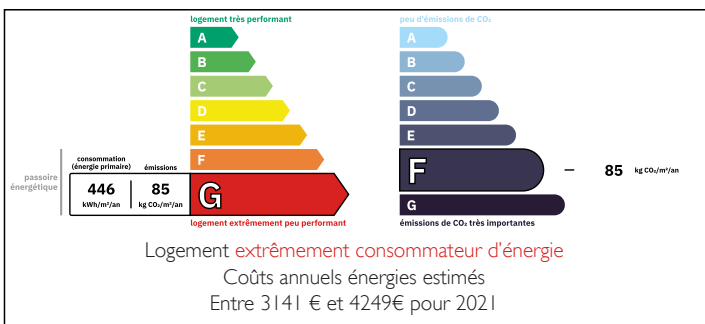
## INFORMATION

Town:	Champniers-et-Reilhac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	108 m2
Plot Size:	127672 m2

## IN BRIEF

Set in peaceful countryside just outside the village of Champniers-et-Reilhac, this property offers a rare combination of a character home, large lake, barns, and extensive woodland – ideal for nature lovers or those seeking a tranquil lifestyle or continuing an established fishing business.

## 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

The House (approx. 108 m<sup>2</sup>)

The main house opens into a spacious living room 36 m<sup>2</sup>, which combines a lounge area, dining space, and compact kitchen. Off to the right, a bedroom 19 m<sup>2</sup> with ensuite shower room – formerly an old bar – offers great potential as a guest suite.

At the rear, the master bedroom 30 m<sup>2</sup> includes two built-in wardrobes and wash basin.

Two more bedrooms 10 m<sup>2</sup>, a shower room, and a separate WC are found to the left of the living space.

Fibre optic internet connection.

Below the house, a full basement with natural light provides useful storage or workshop space.

The home is equipped with oil-fired central heating and is mainly single glazed.

While functional, the house would benefit from modernisation.

Outbuildings

Attached barn 100 m<sup>2</sup> (height 8.8m) at the rear – potential to extend the main house

Storage and boiler rooms

Large independent barn 170 m<sup>2</sup> (height 7.3m) with wood store, located just across a quiet lane

Small orchard included to the rear of the barn.

Pump house and well.

Land & Lake

Opposite the house is a spectacular private lake – a true haven for fishing and nature lovers.

A track winds along the edge of the lake, allowing access for private fishing and scenic walks.

Beside the lake sits a well-equipped wooden lodge, featuring:

Placement for a wood-burning stove, kitchen and refrigerators

Separate toilet and shower facilities

Outdoor BBQ and seating area

Mains water and electricity.

Space and connections for caravans.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES