

Residential house with great commercial potential



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Capraise-de-Lalinde
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	48 m ²
Plot Size:	1027 m ²

IN BRIEF

Truly exceptional due to its location! Directly on the river and canal (non-floodable area), we offer you this charming chalet with a fenced plot and sliding gate.

The house is 48 m² + pergola + authorization for an additional 25 m² of construction.

Access for vehicles, motorhomes, trucks.

This house is located along the bike path connecting Bergerac to Limeuil.

By becoming the owner of this beautiful property, you will live on the riverbank with completely private access protected by a wall and rock embankment.

All the safety and durability of the place have been ensured by the seller for your utmost comfort.

The water depth at this location ranges between 1.3m and 1.6m. It is therefore possible to fish, canoe, and swim freely.

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

Truly exceptional due to its location!

Directly on the edge of a river and canal (not floodable), this charming chalet is situated on a fenced plot with a sliding gate.

The house measures 48 m² + Pergola + permission for an additional 25 m².

Access for vehicles, motorhomes, trucks on each lot.

The house is situated on a plot of approximately 1,700 m² and consists of 3 bedrooms with a building permit (25 m² additional) sold equipped/furnished. It is equipped with central heating as well as air conditioning. Outdoors, facing the river, there is a large new pergola and 3 terraces. The autonomous sanitation system meets standards. The roof has been insulated with 20 cm of rock wool. A wall has been built along the riverbank to protect the banks, as well as a landing beach directly on the river with a ladder. Canoes and a small boat are sold with the property. The entrance with a 7 m electric sliding gate gives access to an asphalted and concreted parking area for several cars, trucks, and motorhomes.

This property is located on the edge of the bike path connecting Bergerac to Limeuil. By becoming the owner of this beautiful property, you will have 150 meters of entirely private riverfront, protected by a wall and a rock embankment. All safety and durability measures for the site have been ensured by the seller for your utmost comfort. The site is not prone to flooding because...

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