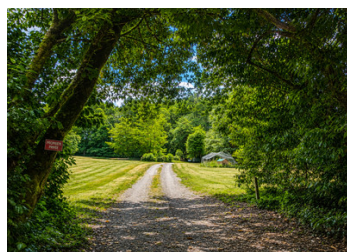


Idyllic off-grid hideaway with cabins and source-fed lake



ENERGY - DPE

DPE not required.

INFORMATION

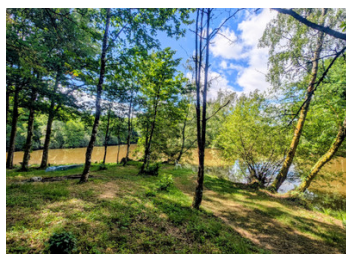
Town:	Dournazac
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	32 m2
Plot Size:	19850 m2

IN BRIEF

Unique off-grid property in the heart of a national park, offering complete privacy and no neighbours. Features include a private lake of approximately 6,100 m², a small barn and a cosy mobile home with a large sun terrace.

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

Situated in the heart of the Périgord-Limousin Regional Natural Park, this exceptional off-grid property enjoys a peaceful and secluded setting just 2.5 km from the charming village of Dournazac, renowned for its annual Chestnut Festival, and 7.1 km from Châlus, where you will find a full range of amenities including shops, bars, restaurants, bakeries, and a medical centre. Limoges International Airport is approximately 38 km away.

This unique property comprises a comfortable, habitable one-bedroom mobile home, with insulated wood cladding on the external walls and fitted with double glazing and a pellet stove. A spacious wooden terrace has been added, providing the perfect place to relax, enjoy the tranquil surroundings, and take in beautiful views over the lake.

The property also includes a barn of approximately 32 m², offering excellent renovation potential for additional accommodation, subject to the necessary planning permissions. Two further outbuildings provide useful storage space.

Designed for self-sufficient living, the property is completely off-grid, benefiting from solar panels for electricity generation, a borehole water supply, and a septic tank drainage system.

The private, spring-fed lake of approximately 1.5 acres, stocked with a variety of fish including carp, roach, rudd, and black bass, making it ideal for fishing enthusiasts and nature lovers alike. Some works are required to bring it in line with current regulations,.

Offering complete privacy, no immediate neighbours, and a rare natural setting, this is an exceptional opportunity to acquire a unique countryside retreat. Properties of this nature are seldom available and early viewing...

NOTES