

Stunning lake which is easily accessible and only a few minutes from Abjat sur Bandiat

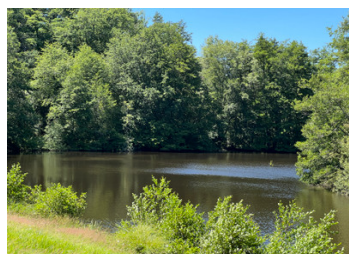


INFORMATION

Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	0 m2
Plot Size:	16000 m2

IN BRIEF

This great lake is situated on the edge of the village of Abjat sur Bandiat and is accessed via a gravel track.



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

At the lake you will find a small fisherman's cabin (not detailed on the cadastre).

There is mains electricity supplied to the property.

The lake is beautiful and a fisherman's paradise. It is situated in the heart of the quiet countryside.

The property benefits from a source and which at one point also used to have a pump connected to it which supplied water to the Cabin. This will need to be replaced.

The lake does not conform with current regulations and there is work that is needed to bring the lake up to current regulations.

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