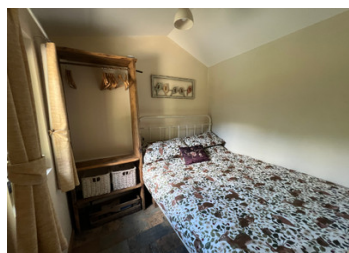
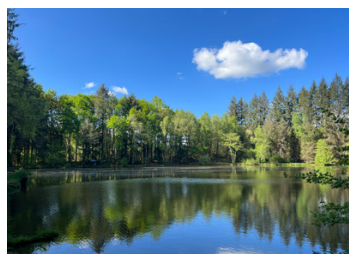


3 spring fed lakes set in the heart of the Dordogne countryside hidden away in the forest

EXCLUSIVE



## INFORMATION

Town:	Saint-Priest-les-Fougères
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	30 m2
Plot Size:	34210 m2

## IN BRIEF

Beautiful, peaceful location and complete privacy! The property consists of 3 stocked fishing lakes, a luxury fisherman's cabin. Situated in the heart of the Regional Natural Park in the North of the Dordogne near to the village of St Priest les Fougères

## 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

The cabin can sleep up to 4 people and can be let out with use of the first lake. It is off grid with solar panels and has its own well for washing and showering. There is a terrace which stretches out over the lake. On the opposite side of the lake is a FirePit and BBQ area.

The owners currently run this as a holiday location for families over the summer months who love nature. The lakes are stocked with both mirror and common carp (upto 40lb on the first lake), tench, perch and black bass.

There is plenty of parking on site and good access from the village.

The property is located close to Saint Priest Les Fougères which is a typical French village with a small cafe and a baguette machine.

The nearest airport is Limoges (50 minutes). Bergerac, Bordeaux and Brive airports which are approximately 2 hours away. The nearest train station is "La Coquille" which is on the train line from Limoges to Bordeaux.

For further information please contact the agents.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière:** 121 EUR

**Taxe habitation:** EUR

## NOTES