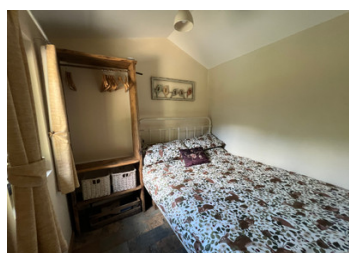
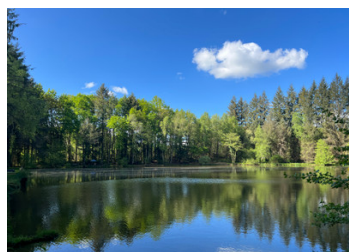


3 spring fed lakes set in the heart of the Dordogne countryside hidden away in the forest

EXCLUSIVE



## INFORMATION

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

## IN BRIEF

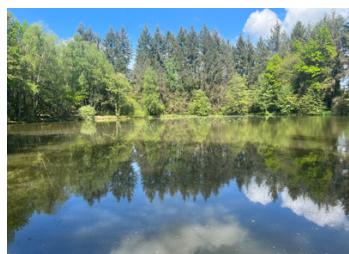
Beautiful, peaceful location and complete privacy! The property consists of 3 stocked fishing lakes, a fisherman's cabin. Situated in the heart of the Regional Natural Park in the North of the Dordogne near to the village of St Priest les Fougères

## 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 lakes are stocked with both mirror and common carp (upto 40lb on the first lake), tench, perch and black bass. The first two lakes are approximately 8200m2, each and the third is around 4500m2. The lakes do not conform with current regulations and works will be needed to bring these up to date.

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 cabin can sleep up to 4 people. 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. It is not registered on the cadastral plan but has been there 40 years plus. The whole area is considered a natural zone so you aren't able to build on the land or around it.

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 agent.

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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