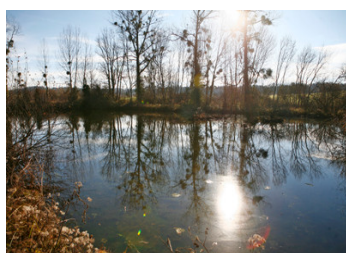
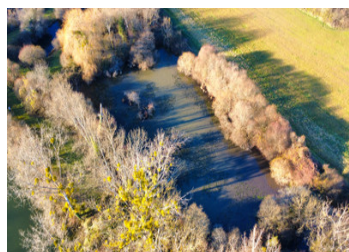


Leisure lake on the border between the Dordogne and the Charente, near Mareuil and Verteillac

**EXCLUSIVE**



## INFORMATION

Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	3994 m2

## IN BRIEF

Come and discover this small private pond hidden away in the Dordogne countryside, just outside the village of La Rochebeaucourt.

This pond measures around 2,000 m<sup>2</sup> and is located on a plot of almost 4,000 m<sup>2</sup>, next to other private leisure ponds.

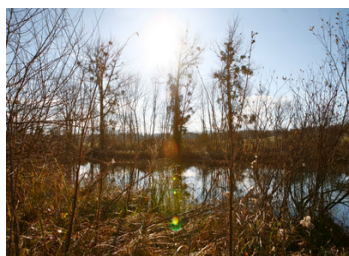
The land is not suitable for building.  
Easy access and close to the main road.

## 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

This pond of approx. 2,000 m<sup>2</sup> is located on a 4,000 m<sup>2</sup> plot of land just outside the village of La Rochebeaucourt, close to the main road.

Access is via a small dead-end road leading to other private ponds.

The land cannot be built on. Recreational land only.

Mareuil is 10 minutes away and Verteillac about 15 minutes.

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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 habitation: EUR

## NOTES