

SALE AGREED



INFORMATION

Town:	Firbeix
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	15880 m2

IN BRIEF

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Nestled within a tranquil landscape of trees and fields, this secluded property offers a serene retreat from the bustle of everyday life. At its heart, a simple wooden cabin is ready to be transformed into a cosy, rustic hideaway. Surrounded by trees, the property provides a sense of privacy and peace, making it an ideal retreat. Adding to its allure the picturesque lake is a haven for wildlife and reflects the beauty of the natural surroundings, which offer opportunities for quiet contemplation or leisurely activities like fishing or boating. The perfect blend of nature and simplicity, in this property you can unwind and reconnect with the great outdoors.



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

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Cabin: internal dimension of 5,6m x 5,7m = 32m²
Wooden construction with tiled roof. Double glazed windows with wooden shutters installed on sides and front.

Covered terrace: 2 x 6m = 12m²

Land: 15,880m² of land, of which approximately 4800m² is lake.

Utilities:

Sanitation: The vendor has planned to install a septic tank at the property. Work planned for October 2024.

Electricity: Nil

Mains water supply: Nil. Well water is available. Testing is required to establish water quality.

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

LOCAL TAXES

Taxe foncière: 72 EUR

Taxe habitation: EUR

NOTES