

Great opportunity: Live on your own campsite with an up&running chalet, lodge, tiny house& 3 lakes on 11 acres



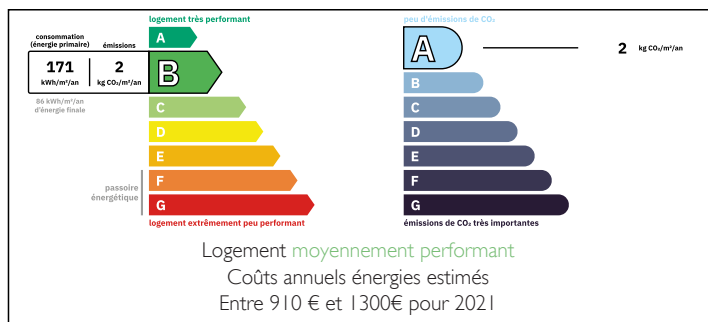
## INFORMATION

Town:	Perpezac-le-Noir
Department:	Corrèze
Bed:	4
Bath:	3
Floor:	0 m2
Plot Size:	44571 m2

## IN BRIEF

The house offers a beautiful terrace overlooking the lakes, an open plan kitchen-diner, a sitting area, office space and two bedrooms, a shower room and separate toilet. The above-ground pool is next to it. Below the house is the Chalet, offering two bedrooms, one with two bunkbeds, one with a double bed, a kitchen, shower and toilet and a utility /storage room. A beautiful and spacious terrace overlooking the lakes completes this chalet. The Lodge c, fit for 4 persons has got a large terrace with an outdoor kitchen and is overlooking the lake. It has got its own eco-toilet and outdoor shower and washing-up facility. The tiny house is in the making, but progressing rapidly. The land, a total of about 11 acres is a mixture of meadows, woodland, vegetable gardens (perma-culture) and of course the...

## ENERGY - DPE



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 property offers the possibility to live where you work. It's even possible to expand, since a big part of the land is classed as Touristic grounds.

Perpezac-le-Noir offers the basic amenities: supermarket, school, pharmacie etc. The nearest bigger villages are Seilhac (college, supermarket, bars restaurants, GP&dentist, vet) and Uzerche, which offers amongst supermarkets, a medical center, a cinema etc, also the train station with a great connection to the North: Limoges-Paris and the South: Brive-la-Gaillarde-Toulouse.

The nearest airport is in Limoges with regular flights to London, Manchester, Bristol, Bradford/Leeds, Nottingham and Southampton. Brive la Gaillarde airport has slightly more limited flights to the UK.

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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: 1089 EUR

Taxe habitation: EUR

## NOTES