

Residential house with great commercial potential. Additional motorhome and chalet rental areas



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Saint-Capraise-de-Lalinde
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	48 m <sup>2</sup>
Plot Size:	2550 m <sup>2</sup>

## IN BRIEF

Exceptional location!

On the banks of a river and canal (non-flood-prone area), we are offering 2 fully fenced plots, each with its own entrance and sliding gate, comprising 2 plots with a 48 m<sup>2</sup> house + pergola + permission for an additional 25m<sup>2</sup> building area, and 2 serviced plots with permission for a small chalet and camper van space.

Access for vehicles, camper vans and lorries on each plot.

This development borders the cycle path linking Bergerac to Limeuil.

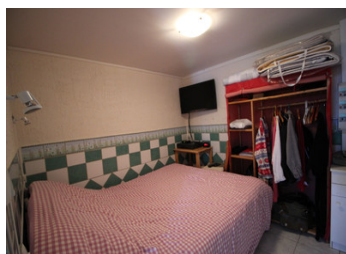
If you become the owner of this beautiful property, you will have 150 metres of totally private riverside protected by a wall and riprap.

All the security and durability of the site have been assured by the vendor for your utmost comfort.

The water depth here is between 13m and 16m. It

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

Exceptional location!

On the banks of a river and canal (not subject to flooding), set of 2 fully fenced plots, each with its own entrance and sliding gate. Comprising 2 plots with a 48 m<sup>2</sup> house + pergola + permission for a further 25m<sup>2</sup>, and 2 serviced plots with permission for a small chalet and camper van space.

Access for vehicles, camper vans and lorries on each plot.

First fenced plot of +/- 1,700 m<sup>2</sup> with 3-bedroom house with planning permission (additional 25m<sup>2</sup>) sold equipped/furnished. Equipped with central heating and air conditioning. Outside facing the river with large new pergola and 3 terraces.

The mains drainage is up to standard. The roof has been insulated with 20 cm of rock wool.

A wall has been built alongside the river to protect the banks, as well as a landing area directly on the river with a ladder.

Canoes and a rowing boat are sold with the property.

The entrance with 7 m electric sliding gate gives access to a tarmac and concrete car park for several cars, lorries and camper vans.

Second fenced plot of approx. 1,300 m<sup>2</sup> with gate and access for several cars and camper vans.

There is written authorisation for 1 wooden chalet and the plot has water and electricity, both on the property boundary (5 m away).

This part of the property has also been fenced and rockfilled to protect it from the elements.

This property borders the cycle path linking Bergerac to Limeuil.

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## NOTES