

Fishing in the heart of nature in Saint-André-de-Double: a peaceful lake in the heart of the Périgord

EXCLUSIVE



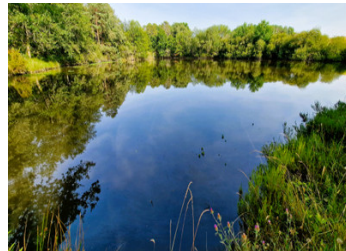
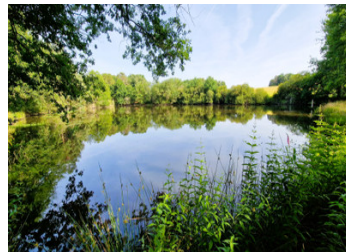
INFORMATION

Town:	Saint-André-de-Double
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	12262 m2

IN BRIEF

Located in Saint-André-de-Double, in the heart of the Périgord Vert region of Dordogne, this 12,000 m² natural lake offers a peaceful retreat for fishing and nature lovers. Fed only by rainwater and groundwater, the lake is home to a rich variety of fish, including carp, black bass, and zander. Surrounded by calm, unspoiled countryside, it's the perfect spot for restful stays or quiet nights by the water.

The nearby village is known for its preserved rural charm and cultural heritage, including the Cistercian Abbey of La Double. With its dense forests, scenic trails, and tranquil setting, this destination is ideal for recharging in nature while enjoying quality fishing in one of Nouvelle-Aquitaine's hidden gems.



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

LOCAL TAXES

Taxe foncière: 78 EUR

Taxe habitation: EUR

NOTES