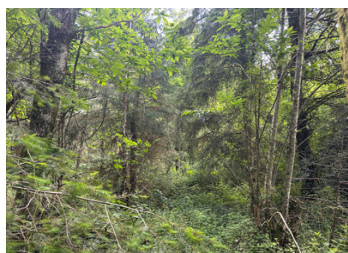
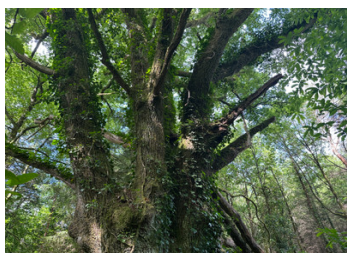


Small lake nestled within woodland, North Dordogne - 16,403m2 of Natural Beauty

EXCLUSIVE



INFORMATION

Town:	Champs-Romain
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	16403 m2

IN BRIEF

For sale: featuring a private, spring-fed lake surrounded by mature woodland. Ideal for nature lovers.

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

Nestled on the edge of a country lane, this property offers a rare opportunity to own a private retreat surrounded by nature. At its heart lies a peaceful, spring-fed lake of approximately 1500m², ideal for fishing or simply enjoying the stillness of the setting.

The surrounding woodland spans roughly 16m403m² and features a mix of trees including oak and pine trees.

This is a perfect escape for nature lovers, weekend adventurers, or those seeking solitude away from the bustle of daily life.

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