

Ref: A38590CHT24

Price: 372 000 EUR

agency fees to be paid by the seller

FISHERMAN's PARADISE Lakeside Property, 6ha lake, Barns & 12.7 ha in North Dordogne Countryside



INFORMATION

Town: Champniers-et-Reilhac

Department: Dordogne

Bed: 4

Bath: 2

Floor: I 15 m2

Plot Size: 127672 m2













IN BRIEF

Set in peaceful countryside just outside the village of Champniers-et-Reilhac, this property offers a rare combination of a character home, large lake, barns, and extensive woodland – ideal for nature lovers or those seeking a tranquil lifestyle or an established fishing business.

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.



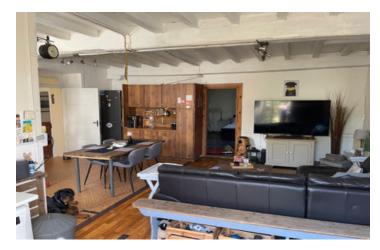
LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The House (approx. 100 m²)

The main house opens into a spacious living room, which combines a lounge area, dining space, and compact kitchen. Off to the right, a bedroom with ensuite shower room – formerly an old bar – offers great potential as a guest suite.

At the rear, the master bedroom includes two built-in wardrobes.

Two more bedrooms, a shower room, and a separate WC are found to the left of the living space.

Below the house, a full basement with natural light provides useful storage or workshop space.

The home is equipped with oil-fired central heating and is mainly single glazed. While functional, the property would benefit from modernisation.

Outbuildings

Attached barn (approx. 80 m²) at the rear – potential to extend the main house

Storage and boiler rooms

Large independent barn (approx. 170 m²) with wood store, located just across a quiet lane Small orchard included to the rear of the barn.

Land & Lake

Opposite the house is a spectacular private lake - a true haven for fishing and nature lovers.

A track winds along the edge of the lake, allowing access for private fishing and scenic walks.

Beside the lake sits a well-equipped wooden lodge, featuring:

Wood-burning stove

Refrigerators

Separate toilet and shower facilities

Outdoor BBQ and seating area

Mains water and electricity.

The remainder of the land (approx. 12.7 ha total) is largely forested, offering complete privacy and connection with nature.

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