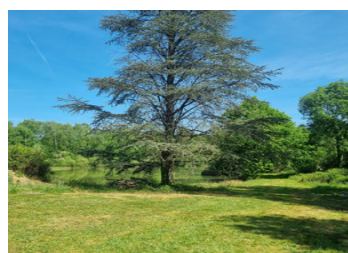
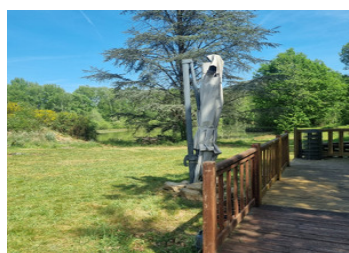


## Two lakes, woodland and fields with mobile home



## INFORMATION

<b>Town:</b>	<b>Dournazac</b>
<b>Department:</b>	<b>Haute-Vienne</b>
<b>Bed:</b>	<b>2</b>
<b>Bath:</b>	<b>1</b>
<b>Floor:</b>	<b>36 m2</b>
<b>Plot Size:</b>	<b>74808 m2</b>

## IN BRIEF

A nature retreat of 7.5 hectares of land in the South Haute Vienne, within the Périgord- Limousin Régional National Park, 36km from Limoges airport. A mobile home provides comfort for a relaxing escape.

## 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

Reconnect with nature at this property featuring two private lakes: one 8,000 m<sup>2</sup> and one 1,100 m<sup>2</sup>.

The land is surrounded by meadows and wild orchid fields, with a small forest including mature oak trees. The lakes are stocked with wild Limousin carp, European black bass, roach, and rudd.

A mobile home with decking and a wood-burning stove for added comfort.

There is mains electricity and water on site, plus a septic tank.

The land is classed as Zone Naturelle meaning it is not possible to build on the site.

The village of Châlus is 5km away where you will find all amenities.

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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 habitation: EUR**

## NOTES