

Ref: A12815

Price: I 028 200 EUR

agency fees included: 6 % TTC to be paid by the buyer (970 000 EUR without fees)

Luxury character property surrounded by 50 hectares of land, wooded, and 2 lakes.



# INFORMATION

Town: Sarlande

Department: Dordogne

Bed: 3

Bath: 3

Floor: 190 m<sup>2</sup>

Plot Size: 500000 m2





## IN BRIEF

Very rare property, situated in the heart of 50 hectares of land, mostly wooded. There are several streams which feed the very large lake of 3.5 hectares. You will also find a second lake of 1500m<sup>2</sup>.

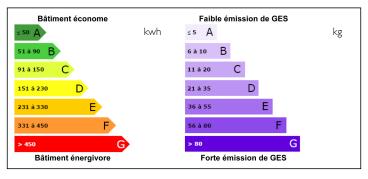








ENERGY - DPE



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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.



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## LOCAL TAXES

Taxe foncière:

2000 EUR

# NOTES

### DESCRIPTION

The house is composed of a large entrance with storage cupboards opening onto the living area of around 70m<sup>2</sup>, composed of a large lounge/dining room and fitted kitchen.

Shower room with WC, large boiler room/utility room.

Access giving onto the barn which offers around 110m², ideal to renovate into more living space or gite.

#### First floor:

A beautiful wooden staircase leads to the first floor where you will find 2 bedrooms of 14m² and 15m², a very large parental bedroom of 36m² with large dressing and views over the forest and lake.

Shower room with WC, and a bathroom with WC. Large dressing.

Around 5 hectares of fields, one lake of 3.5 hectares, second lake of 1500m<sup>2</sup> and 40 hectares of wooded land.

The roof is in excellent condition, double glazing throughout, individual septic tank, oil or wood fuelled central heating.

Taxe foncière: 2000€.

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