

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



INFORMATION

Town:	Sarlande
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	190 m2
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 1500m².



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.



DESCRIPTION

The house is composed of a large entrance with storage cupboards opening onto the living area of around 70m², 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.

LOCAL TAXES

Taxe foncière: 2000 EUR

Around 5 hectares of fields, one lake of 3.5 hectares, second lake of 1500m² 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€.

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

NOTES