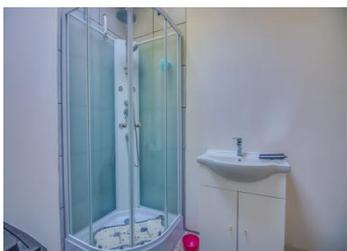


Isolated fishing cabin with solar electricity, woodland and three lakes.



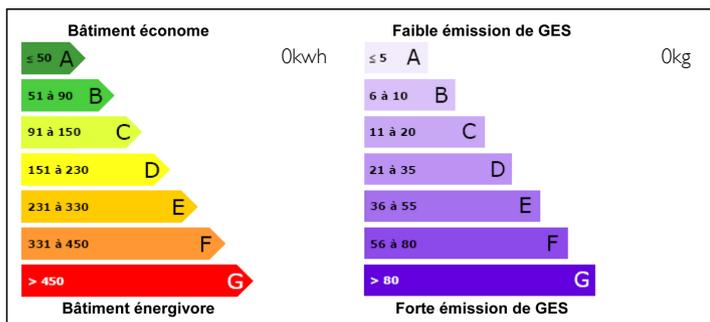
## INFORMATION

Town:	ABJAT SUR BANDIAT
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	41 m <sup>2</sup>
Plot Size:	33589 m <sup>2</sup>

## IN BRIEF

The entire plot is around 33,000m<sup>2</sup> and includes a fishing cabin, grassland, woodland and three separate lakes. The lakes are spring fed and stocked good sized with carp, perch and roach and a rumoured large pike in the bottom lake, which all make for fabulous fishing conditions.

## 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 building is strictly speaking, not a habitation, but an abri-peche (or fishing hut). This means you do not have access to communal services, such as bin collection, a postal service. It is recognised as legally existing and even has received permission from the commune to extend the building.

It is permitted to use to cook meals in & sleep in. It has independent drainage for the WC and permissions granted to install a new fosse septique.

The electricity is powered by recently installed solar panels and runs off a low voltage supply. There is mains water into the building via a local well source. The building has four separate rooms, a lounge, kitchen, bathroom and bedroom. The property benefits from double glazing throughout, insulation and it has been recently plastered. There is also a terrace to the front of the building and a wood burner in the living room.

Part of the land includes a 5,000 m<sup>2</sup> Christmas tree forest.

On the land, there is a generator for an additional electricity supply and a very useful garage space to keep garden equipment and wood storage.

The plot is very isolated, so you have a real sense of privacy across the whole estate. The lake is situated on the edge of Abjat sur Bandiat.

## LOCAL TAXES

**Taxe foncière: 250 EUR**

## NOTES