

UNDER OFFER - Four-bedroom lake district charmer with garden and woodland

EXCLUSIVE



INFORMATION

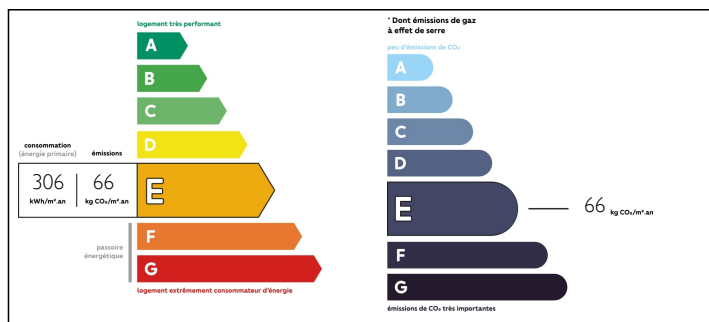
Town:	Saint-Pardoux-le-Lac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	111 m2
Plot Size:	2134 m2

IN BRIEF

Detached four bedroom character home with large garden in the lake district of Saint-Pardoux-le-Lac. Scented gardens, exposed wood beams, feature stone walls and deer in the back garden. An idyllic place to entertain guests or raise a family. The large leisure lake of Saint Pardoux, with its three beaches and swimming pool complex is just a 3 minute journey by car or an easy bike ride. The area is a wildlife reserve which also offers a multitude of outdoor pursuits. The city of Limoges with its international airport is within 30 minutes' drive via the easily accessible A20 motorway.

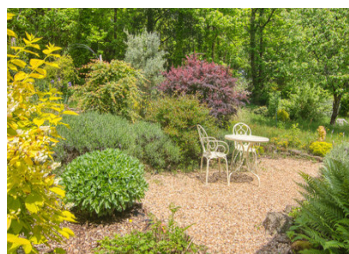


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 514 EUR

NOTES

DESCRIPTION

Here is a home that has evolved with its owners over the last 25 years to become a special place to raise a family or just relax on holiday and soak in the peace of the woodlands surrounds the lake area of Saint Pardoux.

As you enter the formal courtyard area the detached house stands proud in its garden where the fragrances of lavender, rose and wisteria start to ease away the tensions of the day.

On the ground floor the living room with feature stone fireplace welcomes you. The house has south facing tall windows and the sunlight bounces off the tiled floor creating bright open rooms.

The kitchen has feature stone walls and exposed beams but also plenty of storage and work surfaces to allow you to cook up a storm. A door through from the kitchen allows you to access the garage and potential wine cave!

Up on the next floor are three large bedrooms, family bathroom and separate WC. The largest of these bedrooms is currently being used as a private lounge area and has a log fireplace for added ambiance on cooler evenings. The entire house also benefits from central heating which is housed in the workshop.

The top floor has been made into the parent's sanctuary where the master bedroom and bathroom feature exposed beams and stone walls. The claw foot bathtub is perfectly positioned to take advantage of the views through the window as you unwind.

The house sits on just over 2,100...