

A stunning character fermette renovated to a very high standard. Within a National Park. Magnificent views.

## EXCLUSIVE



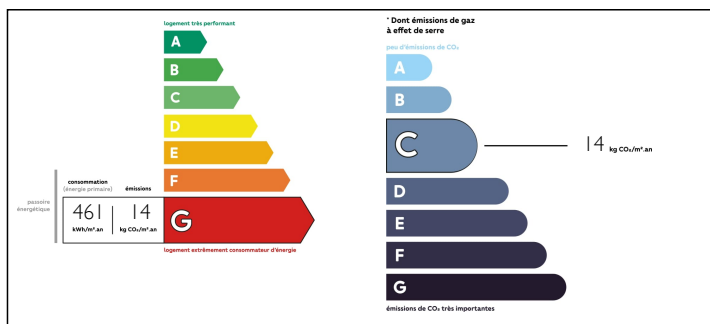
## INFORMATION

Town:	Domps
Department:	Haute-Vienne
Bed:	3
Bath:	4
Floor:	152.5 m2
Plot Size:	12127 m2

## IN BRIEF

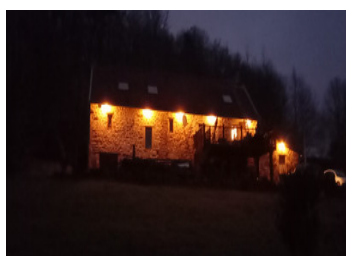
This beautiful house has been renovated to a very high standard and retains all its character and charm. It has a large kitchen and dining room, a large lounge and a further room on the ground floor that could be used as an office or an additional bedroom. The dining room has access to the large terrace with magnificent views over the garden and surrounding countryside. Stairs from the terrace lead directly into the grounds that include terrace, mature garden, fruit trees and woodland, in fact there are also beautiful walks into the surrounding countryside directly from the garden. Upstairs there is a master bedroom with ensuite bathroom, and two further bedrooms each with ensuite shower rooms. All bedrooms have independent TV points. At the side of the house there is a garage/car port with lighting and power points and underneath the house is a workshop and utility room, also with electricity....

## 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.



## NOTES

## DESCRIPTION

This house is an ideal family home or B&B/Gite opportunity.

The entrance at the front of the house leads into a large kitchen (23m<sup>2</sup>) which benefits from a professionally installed pellet burner and usual plumbing points including washing machine. All the windows are double glazed. To the right of the kitchen there is a dining room (20m<sup>2</sup>) which has a door leading onto the large terrace with magnificent views. Stairs from the terrace lead directly into the garden.

A door from the dining room enters another room (12m<sup>2</sup> - currently a hallway but could be used as an office or additional bedroom), and also a shower room with WC.

A door from this room leads into a beautifully appointed and large lounge (40m<sup>2</sup>) which has a woodburner and its own entrance from the front of the house, and windows with views of the grounds and countryside.

Upstairs there is a large ensuite master bedroom (25m<sup>2</sup>) which has a jacuzzi style bath, and two further bedrooms (10m<sup>2</sup> and 12m<sup>2</sup>) both with shower rooms and WCs.

The house could easily be used for B&B or indeed used as a gite business property being large enough to accommodate owners and guests.

It is located within a 1 hour drive from both Limoges and Brive airports.

It has CCTV installed that can be monitored remotely and the house is connected to fibre internet.

The house is around a 20 minute drive to Treignac with a leisure lake and restaurants and 30 minutes from the Lac De...