LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31396JES87 Price: 280 900 EUR

agency fees included: 6 % TTC to be paid by the buyer (265 000 EUR without fees)

Stunning lakeside property















INFORMATION

Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	64 m2
Plot Size:	78219 m2

IN BRIEF

A scenic three-hectare lake nestled within a seven-hectare property, situated in the heart of the Périgord-Limousin Natural Park and surrounded by lush woodland.

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

A delightful retreat, perfect for holidays or year-round living, centered around your own private lake. This cherished family property has been lovingly enjoyed for many years. The house features a living room (35m2), kitchen (7.5m2), and shower room (3.1m2) on the ground floor, along with a charming conservatory offering stunning views over the lake. Upstairs, there is a bedroom (18m2). There is also a laundry room (11.2m2) and a small outbuilding.

The property is in need of some updating but offers a rare opportunity in a super setting.

The lake is around 3 hectares and prairie of around 3.6 hectares.

The property is being sold with two garages of 12m2 and 25m2 which are located across the road.

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

NOTES

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