

Off-Grid Lakeside Eco Property, Fishing Lake, Equestrian Facilities, 7.6 Hectares near Saint-Léonard-de-Noblat



INFORMATION

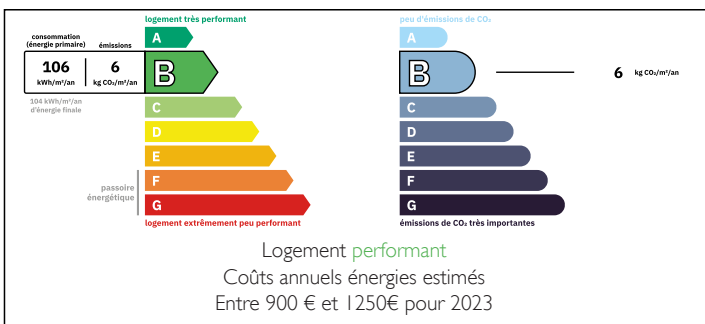
Town:	La Geneytouse
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	170 m ²
Plot Size:	76555 m ²



IN BRIEF

Hidden away in complete privacy near Saint-Léonard-de-Noblat, this exceptional lakeside property offers a rare combination of modern comfort, off-grid living and commercial potential. Set within 7.6 hectares of land with its own fully compliant 1.75-hectare lake, equestrian facilities and beautiful woodland, the property has been finished to a high standard and operates entirely on solar power with an impressive energy rating of B.

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

Approached via a peaceful rural setting with no close neighbours, this striking modern home enjoys an enviable position overlooking its private lake and surrounding countryside. Built to combine comfort, sustainability and lifestyle living, the property is entirely powered by solar energy while also benefiting from mains water and a new conforming septic system.

The heart of the house is the magnificent 72m² open-plan living space, designed to maximise natural light and lake views. The stylish corner kitchen features a central island together with a Godin range oven and matching extractor fan, creating both a practical and sociable cooking space. At the centre of the room, a contemporary wood burner adds warmth and atmosphere, while large patio doors open directly onto the terrace overlooking the water.

NOTES

The ground floor also offers a spacious 18m² bedroom with direct terrace access through patio doors, together with a beautifully finished 7.1m² bathroom complete with Italian-style walk-in shower, WC and vanity unit. A separate 6.1m² utility room is conveniently positioned off the bathroom. Elegant travertine flooring runs throughout the entire ground floor, adding quality and cohesion to the interior.

Accessed by an impressive spiral staircase, the first floor features two substantial bedrooms measuring 28m² and 25m² respectively. The principal bedroom includes a freestanding roll-top bath and hand basin within the room itself, creating a luxurious suite-style atmosphere. Both bedrooms benefit from charming circular feature windows framing peaceful views across the lake and surrounding nature. Wood flooring runs throughout the first floor.

Outside, the...