LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45489CHT87 Price: 577 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (550 000 EUR without fees)

Magnificent Lakeside Estate with Two Character Homes, 2 Lakes, Outbuildings and 13+ Hectares of Natural Beauty







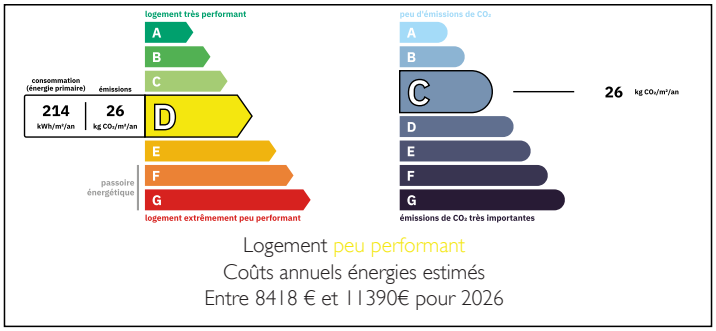








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 8418 € et 11390€ pour 2026

INFORMATION

Town:	Les Salles-Lavauguyon
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	744 m2
Plot Size:	129365 m2

IN BRIEF

At the end of a long private driveway, bordered by the first of two picturesque lakes, lies this exceptional country estate offering tranquillity, space and remarkable potential. Nestled in an idyllic setting just 10 minutes from the medieval town of Rochechouart and 50 minutes from Limoges International Airport, this is a rare opportunity to acquire a substantial property in the heart of the Limousin countryside.

Based on new DPE energy regulations, this property has an estimated energy spending of between €8,000 and €11,000, which is TOTALLY incorrect. The current proprietor has never spend more than €3,900 per annum.

The estate was originally created as a family retreat for a Parisian family, with the parents occupying the principal residence and their son living independently in the second house. Today, it offers flexible

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.

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LOCAL TAXES

Taxe foncière:	**2200 EUR**

NOTES

DESCRIPTION

The main house (452m²) is centred around an extraordinary reception room of impressive proportions. Bathed in natural light, this spectacular space features soaring ceilings, exposed beams, a mezzanine gallery and a magnificent open atmosphere that immediately captivates. A large 25m² kitchen adjoins the living area, while the ground floor also includes a bathroom and separate WC.

The mezzanine level overlooks the reception room and provides an attractive leisure area with a billiards room and bar. Three further bedrooms, a bathroom and separate WC complete this floor.

The second house (291m²) offers comfortable independent accommodation. It comprises an open-plan kitchen, living and dining area, storeroom, large cellar, bathroom and WC. Upstairs are two bedrooms, a further WC and a vast 65m² loft space which could easily be converted into additional bedrooms or living accommodation.

Both houses benefit from large, fully functioning fireplaces, adding warmth and character throughout.

Outside, the estate continues to impress. The grounds include two lakes, mature trees, open pasture and beautiful countryside views. A substantial detached workshop provides excellent storage and workspace, while the land is perfectly suited for horses and other animals. The current owner enjoys the property alongside his dog and 10 goats, demonstrating the versatility of the estate.

Combining generous living space, outstanding natural surroundings and excellent accessibility, this remarkable property offers a unique lifestyle opportunity in one of the most beautiful parts of rural France.

A truly exceptional estate that must be seen to be fully appreciated.

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