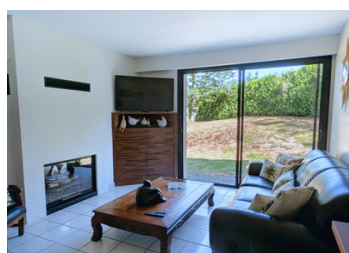
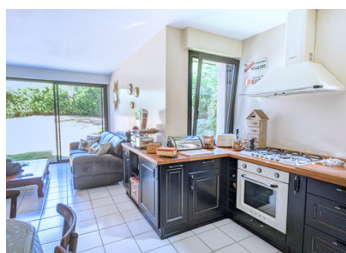


Architect-Designed Home with Pool, Guest House Potential & Building Plots near Limoges

EXCLUSIVE



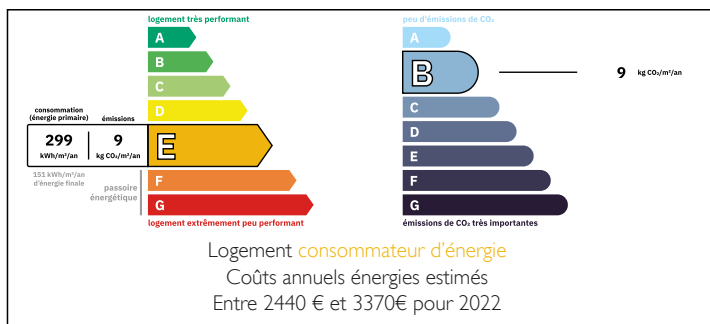
INFORMATION

Town:	Ambazac
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	116 m2
Plot Size:	6685 m2

IN BRIEF

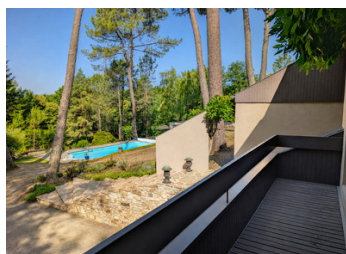
Designed to embrace its natural surroundings, this architect-designed home is nestled within 6,685 m² of private woodland on the southern foothills of the beautiful Monts d'Ambazac, just minutes from Ambazac and only 20 minutes from Limoges. Light-filled interiors open seamlessly onto sunny terraces, landscaped gardens and a swimming pool, creating the perfect setting for family life or a luxury holiday retreat. A pool house is ready to be completed as a self-contained two-bedroom guest house, while several timber cabins offer further possibilities. Beyond the home, three adjoining building plots with planning permission and a separate building parcel with the potential to be divided into two additional plots (subject to the necessary approvals) make this a unique opportunity for future development, family projects or tourism income.

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.



NOTES

DESCRIPTION

Designed to embrace its natural surroundings, this architect-designed home with swimming pool is set within 6,685 m² of private woodland on the southern foothills of the Monts d'Ambazac, just minutes from Ambazac and only 20 minutes from Limoges. Here, complete tranquillity and nature coexist with the convenience of nearby shops, schools and transport links.

Surrounded by mature pine trees and beautifully landscaped gardens, the property enjoys an exceptional sense of privacy. Sunny terraces and an inviting swimming pool create the perfect setting for relaxing, entertaining or simply enjoying the peaceful woodland views throughout the seasons.

Stepping through the front door, you are immediately welcomed into a bright and spacious open-plan living area where large picture windows create a seamless connection with the garden and surrounding nature. The generous living spaces have been thoughtfully designed to maximise natural light and offer an effortless flow between indoors and outdoors.

The architect has cleverly used subtle level changes to create distinct yet connected living spaces, adding both character and a unique sense of flow throughout the home.

A double-sided wood-burning fireplace forms a natural focal point between the lounge and library, adding warmth and character to the main living space.

Offering approximately 116 m² of living accommodation, the house currently comprises two comfortable bedrooms, including a generous principal suite with its own en-suite shower room, together with a separate family bathroom featuring a bathtub.

The spacious attic offers excellent potential for