LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46084ATM87 Price: 249 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (234 000 EUR without fees)

Large country house with private gardens, pool area and garage

EXCLUSIVE







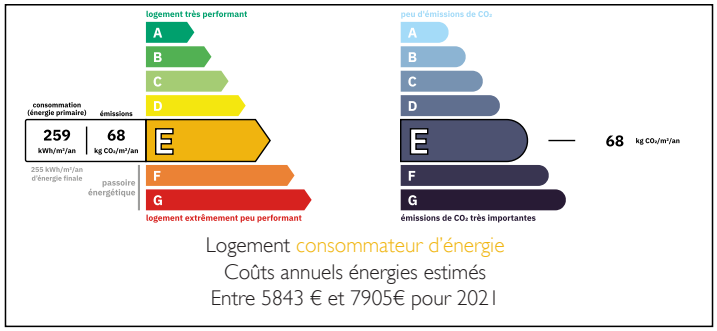








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5843 € et 7905€ pour 2021

INFORMATION

Town:	Compreignac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	8309 m2

IN BRIEF

Discover grand living in a peaceful setting just outside the charming village of Compreignac.

This spacious home combines elegance and comfort, with a bright lounge featuring parquet flooring, a formal dining room, and a well-equipped kitchen opening to the pool area for effortless indoor-outdoor living. Flexible ground-floor rooms suit bedrooms or a home office, while upstairs offers two generous ensuite bedrooms and additional office/storage space.

Outside, enjoy private, easy-care grounds, a pool, a 100m² barn/garage with conversion potential, and extra land (subject to planning).

Just 2km from village amenities, 6 minutes from Lake Saint-Pardoux, and 20 minutes from Limoges, this is an exceptional opportunity to enjoy space, privacy, and future potential.

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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NOTES

DESCRIPTION

Discover Grand Living in a peaceful tranquil location Step into a world of space, style, and serenity with this grand house, set in stunning grounds just outside the charming town of Compreignac.

Built for living in style, this home welcomes you with a formal foyer that flows into a sunlit lounge featuring elegant parquet flooring and expansive windows that frame the private garden views. The formal dining area, designed for unforgettable gatherings, opens through patio doors to the front of the property, while the well-appointed kitchen offers a cozy breakfast nook and direct access to the pool area—perfect for indoor-outdoor living.
The ground floor also includes two versatile rooms ideal as bedrooms or a home office, plus a spacious W/C that could easily be transformed into a shower room.

Upstairs, a smaller room offers storage or a home office, while two large rooms each boast their own ensuite—one with a full shower, the other with a bath and space to create a luxury tranquil escape from a busy day at work. Imagine a master suite with a private lounge, or two generous bedrooms with ensuite facilities—the choice is yours.

Outside, the sprawling yet easily maintained grounds include a plot of land that could be developed (subject to planning permissions), offering future potential. The in-ground pool, though in need of a new liner, is perfectly positioned off the kitchen for sunny days and evening entertaining in complete privacy.

A huge barn/garage of approximately 100m² invites hobbies, vehicle restoration, or...

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