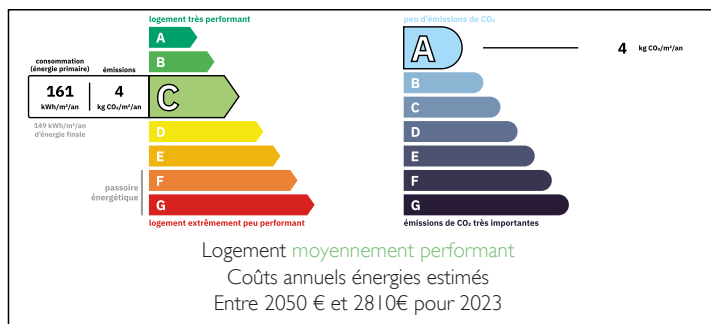


17th century cottage with outbuildings, large swimming pool, 3.9 hectares of land and small lake

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	2
Bath:	3
Floor:	275 m2
Plot Size:	39539 m2

IN BRIEF

Situated within walking distance of a small village in the south of the Haute-Vienne, in the heart of the Parc Naturel Régional Périgord-Limousin, this charming country estate offers an exceptional combination of space, privacy and potential.

The main house currently provides two bedrooms, with ample space to create additional bedrooms if required. The accommodation includes two lounges, one of which opens onto a balcony overlooking the large 13m x 5m saltwater swimming pool and surrounding grounds, a fitted kitchen with dining area, a reception room, a cinema room, and three bathrooms.

The property also benefits from a large attached barn 136m², traditional pigsties 47m² and another attached store room 17.8m², offering considerable scope for storage, workshops, conversion or other projects, subject to the necessary permissions.

Outside, the estate extends across a beautiful mix of open meadow, woodland and a small lake.

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.



LOCAL TAXES

Taxe foncière: 1115 EUR

NOTES

DESCRIPTION

You enter the property into a reception room which could be used as a formal dining room. There is access to a ground floor recently fitted shower room. To the right is the quality-fitted kitchen, with space for a breakfast table. These rooms all benefit from electric underfloor heating.

The kitchen leads through to the cosy lounge, featuring a log burner and doors opening directly onto the garden and pool area.

Upstairs, a central landing leads to the family bathroom, a spacious master bedroom with ensuite shower room, and a further large bedroom, which was originally divided into two bedrooms and could be reconfigured if required.

This leads to the upstairs lounge, which has a second log burner and opens onto a balcony with lovely views over the pool and surrounding land. A separate cinema room provides an ideal space for relaxing and entertaining.

Stairs from this level lead back down to the barn of 136m². There is a further attached storeroom of approximately 17.8m², as well as detached pigsties measuring approximately 47m² in total.

The land extends to approximately 1.6 hectares of prairie, with a natural water source at the bottom, together with 1.9 hectares of woodland and a small lake. The surrounding countryside offers fabulous opportunities for walking and horse riding.

The garden is well established and includes a wonderful selection of fruit trees and vines, including grape vines, walnut, kiwi, fig and apple trees.

The property is situated in a friendly village with two bars/restaurants, an...