

Wonderful country house with garden within walking distance to a swimming and fishing lake

EXCLUSIVE



INFORMATION

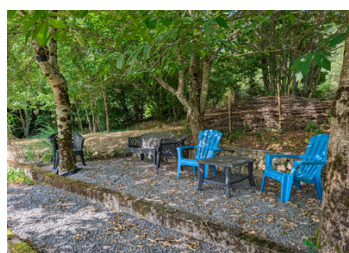
Town:	Saint-Pardoux
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	102 m2
Plot Size:	1380 m2

IN BRIEF

Located in the picturesque village of Friaudour, a highly desirable location. With views directly looking over Lake St Pardoux. Conveniently close to St Pardoux Village with amenities.

Three bedroom house with garden and its own well. House has views over lake St Pardoux and surrounding countryside.

Mains drains and solar panels for extra electricity supply. Private parking at the rear of the house

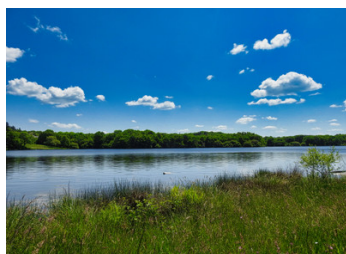


ENERGY - DPE

DPE not required.

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

Experience the perfect blend of tranquility and charm in this beautiful location.

The front of the house has a garden with areas for dining and relaxing.

As you enter there is a lounge, kitchen, dining room, storage room and an area for a home office.

The first floor boasts two comfortable bedrooms with views towards the lake, each with its own en-suite bathroom and toilet. A massive third bedroom has been created under the eaves on the second floor complete with an en-suite bathroom and toilet, providing ample privacy and space for guests or family.

The bonus of a 3 kw solar array for energy savings all year round.

Bonus private parking rear of the house which leads to the elevated garden. Here you can enjoy wonderful views across the lake and shaded seating for relaxing but also has established vegetable beds and fruit trees with an old building for garden storage and the possibility for an outside kitchen and eating area.

DPE not required as the house has been used for seasonal holiday accommodation. (Article R. 126-15 du Code de la Construction et de l'Habitation)

Wood burner and electric radiators.

Convenience is at your fingertips, just 3 km from the charming village of Saint Pardoux, where you'll find essential amenities including a local store, bakery, cafés, restaurants and a vibrant weekly market every Sunday.

For larger shopping needs, the main supermarkets in Bessines Sur Gartempe are only a quick 12-minute drive away, and Limoges, with its international

LOCAL TAXES

Taxe habitation: EUR

NOTES