

Superb Périgord property on 4 hectares of land with a 5000m lake and phenomenal views.



## INFORMATION

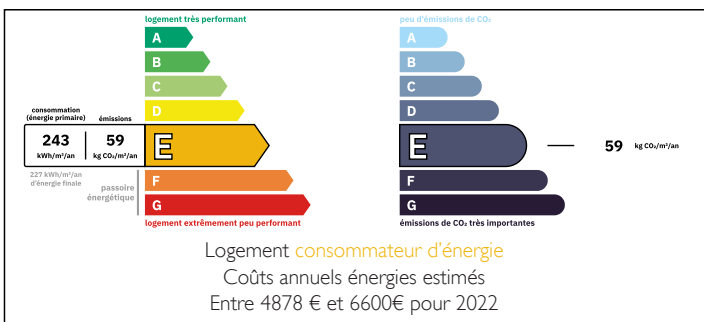
Town:	Chaptelat
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	40000 m2



## IN BRIEF

Habitable house comprising a basement with garage and three different rooms; boiler room, laundry room, cellar and storage room. A second floor with living room, kitchen, bedroom, wc, shower room, hall, veranda and outside balcony. Second floor with two bedrooms, bathroom, wc, landing and additional storage space (attic). Land with water level.

## 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.



## DESCRIPTION

Character house located on the outskirts of a village, just 20 minutes from Limoges, in a quiet, private setting, offering distinctive rural architecture.

The basement features a spacious garage as well as several storage areas, including a boiler room, laundry room, cellar and various additional storage possibilities.

On the first floor, you'll find a large, bright living room, with a terrace to the front and a winter garden to the rear, creating a beautiful harmony between inside and outside. The kitchen is equally spacious and functional, with access to the winter garden adjacent to the house. This level also includes an entrance hall, bedroom, shower room and separate toilet.

Upstairs, a landing leads to two bedrooms, a bathroom and a separate toilet. Both bedrooms benefit from access to additional attic storage space. A sauna with indoor cold-water bath has been built outside the house.

The site, consisting of meadows and forest, also has its own carp pond. Another caravan or motorhome shed with storage space is located on the site. Near the pond, an awning has been built for a caravan. This makes it possible to rent or offer space to friends and family.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>