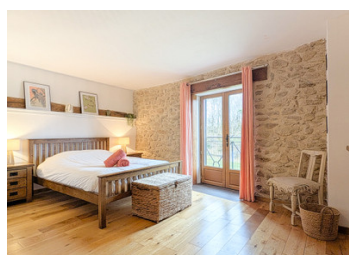


Charming Barn Conversion Overlooking Lake Sagnat

EXCLUSIVE



INFORMATION

Town:	Bessines-sur-Gartempe
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	9887 m2

IN BRIEF

Location, location, location!

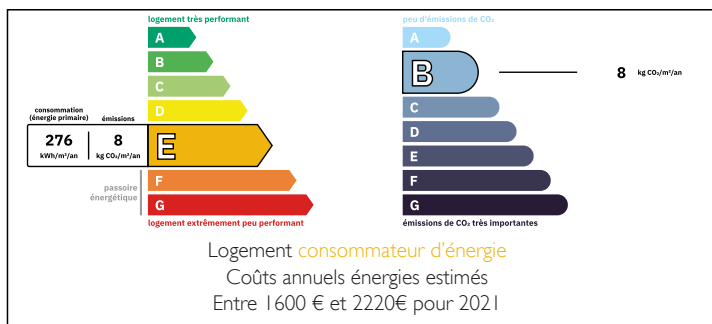
This wonderful four bedroom house sits on a hill overlooking a large section of land with secured, unobstructed views of the local public swimming and fishing lake just 100 meters from the house.

In addition it is but a short walk to the pub along the lake shore and only 5 minutes by car to the motorway and 30 minutes to Limoges.

Holiday house or your new permanent home, it will suit both purposes. The house is an entertainer's dream with large open plan kitchen and dining hall which leads out onto the terrace. To top it all up, the property comes with woodland - all in all there is nearly a hectare of land.

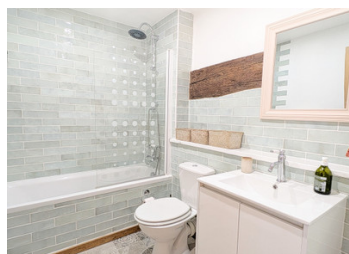
This is all about the location and these chances don't come around often.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover the perfect blend of country charm and modern convenience in this beautifully located barn conversion, nestled just above a serene public fishing and swimming lake.. Set in a quaint hamlet, this property offers a peaceful retreat with parking right at your doorstep, although it doesn't include outbuildings.

As you step inside, you are welcomed by a spacious entrance foyer that leads to a practical changing room, a laundry area, and a downstairs WC—ideal for shedding wet clothes or fishing gear after a day by the lake.

The inviting living room is a cozy haven, featuring a stunning wood-burning fireplace and an exposed stone wall that adds character. A large door opens to a generous outdoor deck, perfect for enjoying the picturesque views.

At the heart of the home is the spectacular double-height kitchen and dining hall—a true showstopper that maximizes the space of this barn conversion. Glazed barn doors allow natural light to flood in, creating a vibrant atmosphere for entertaining. The modern kitchen boasts breathtaking views of the lake, with easy access to the outdoor deck and a charming patio—an idyllic spot for morning coffee or evening wine.

Ascend the custom glass and steel staircase, a work of art in itself, to find two generously sized bedrooms that showcase stunning vistas. The first floor also features a full-size family bathroom, while a second set of bedrooms and an additional full bathroom await on the upper level, offering ample space for family...