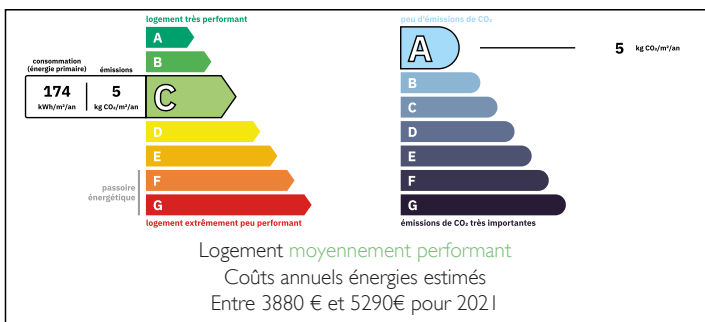


* UNDER OFFER * Beautiful and Very Spacious Country House in an Idyllic Location

EXCLUSIVE



ENERGY - DPE



INFORMATION

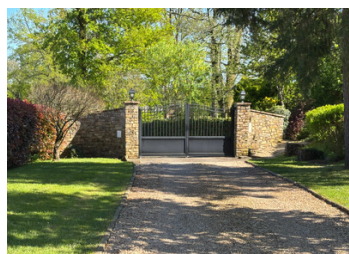
Town:	Janailhac
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	283 m2
Plot Size:	12050 m2

IN BRIEF

Exceptional Country House, accessed via impressive electric gates and driveway leading to the house. This property has been lovingly renovated to a very high standard. Set in a rural location only 1/2 km from the attractive village of Janailhac. There is also good access to the road to Limoges and just 34km to Bellegarde airport.

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: 1680 EUR

NOTES

DESCRIPTION

Generously proportioned living space: open plan kitchen with dining space overlooking the glorious garden via 'a wall of glass doors' all fitted with electric blinds. The interior stone walls come from the local town of Saint Yrieix La Perche and the floor tiles with underground heating come from Coussac Bonneval. The property has lots of stunning features, both new and original.

Downstairs there is a separate w.c. and utility room. Large sitting room a good sized open fire place with a special area for TV entertainment.

There are two beautifully appointed double rooms, both with luxurious bathrooms, and a superb master suite with a dressing room which if required could make a single bedroom and exquisite en-suite with roll topped bath which overlooks the countryside through the 4 glass doors. All three bedrooms have air conditioning and wooden shutters.

The mezzanine on the first floor leads to the master room and one of the double rooms.

The house sits above a double doored garage with cave, utility facilities and ample storage.

The garden has also been maintained to a very high standard with lots of interesting shrubs and plants. There is a part of land set to side as a vegetable patch, a terraced area, and a garden shed.

At the end of the garden area, further from the house is a field and a barn.

The property is attached to it's only neighbour at one side but due to the situation and lay out it...