

Luxury Estate with Lakes – Perigord-Limousin, France



INFORMATION

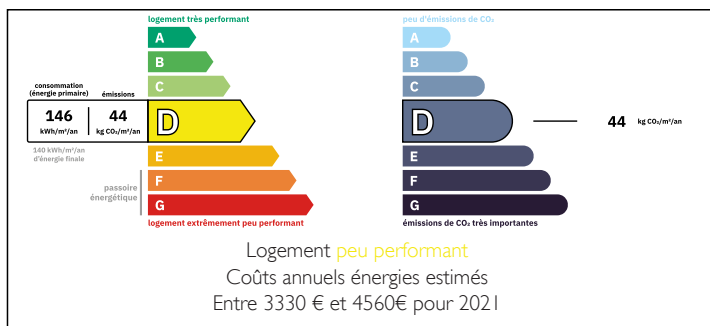
Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	4
Bath:	5
Floor:	300 m2
Plot Size:	161523 m2

IN BRIEF

Exceptional Estate with Lakes, Ponds, Luxury Residence & Land – Perigord-Limousin Natural Regional Park

This extraordinary estate combines heritage, luxury, and nature in one remarkable offering. Situated on ancient Roman routes and bordered by Napoleonic-era lakes, this property is an oasis of tranquility with immense potential for fishing, tourism, or high-end rental income.

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 foncière: 1811 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Location

Perfectly positioned in the peaceful Limousin countryside, the estate offers total privacy yet remains just a short drive from essential amenities. Surrounded by lush woodland, open fields, and crystal-clear water, it's a rare opportunity to own a piece of France's natural and cultural history.

The Residence

The main house is a refined blend of traditional craftsmanship and classical Italian-inspired architecture. Highlights include:

Exposed stone walls

Solid chestnut, ebony & cherry marquetry parquet

Elegant tiled floors

Arched doors and windows

Large, light-filled reception rooms

With four en-suite bedrooms, a terraced swimming pool, and generous entertaining spaces, the home is designed for both comfort and style.

The Grounds & Lakes

Just a fifteen-minute walk from the residence lies a private main lake of over 33,710 m², fed by two adjoining ponds and natural springs. The current owner has invested in significant enhancement and maintenance works, ensuring the lakes meet all requirements for fishing and recreational use.

The property's land includes:

Manicured woodland trails

Fields and meadows

Two pristine ponds feeding the main lake

Rich biodiversity attracting a variety of birdlife

Lifestyle & Potential

Whether as a luxury private estate, a boutique holiday retreat, or a specialist fishing destination, this property offers versatility, beauty, and unmatched serenity. Its combination of location, amenities, and natural resources make it a truly rare investment in