

Wonderfully presented character house close to historic town of Le Dorat

EXCLUSIVE



## INFORMATION

Town:	La Bazeuge
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	312 m2
Plot Size:	7285 m2

## IN BRIEF

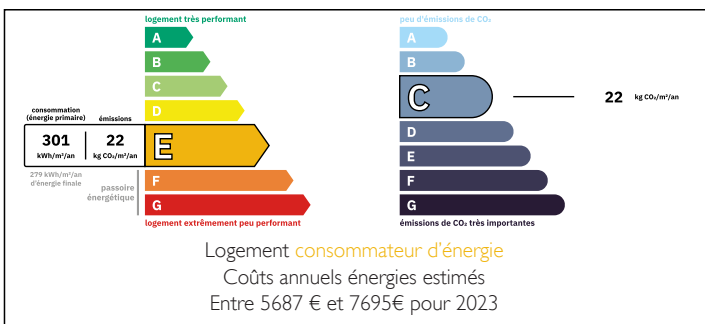
Step into this grand country house on the outskirts of Le Dorat. This home is designed for both comfort and impressive entertaining, boasting stunning country views and expansive grounds with an inground, heated pool.

The heart of the house features a welcoming foyer with a large wood stove, complementing the gas central heating. The top floor is an entertainer's dream, featuring a bar, a 50m<sup>2</sup> lounge with a fireplace, and a fully equipped chef's kitchen overlooking the grounds. Enjoy formal dining in the expansive dining room, showcasing exposed stone walls and oak beams..

Four ground-floor bedrooms offer garden access. The master suite includes a luxurious ensuite with a bathtub and waterfall shower. Outside, a south-facing terrace and heated pool await.



## ENERGY - DPE



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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

Prepare to be captivated by this grand house, a lovingly decorated residence that exudes sophistication and comfort, nestled on large grounds just outside the charming town of Le Dorat.

This exceptional property is poised to welcome its new owner into a world of refined living, where breathtaking country views and unparalleled entertaining opportunities await.

The expansive foyer serves as a warm and inviting introduction to the heart of the house, boasting a striking wood stove that not only adds a touch of rustic charm but also efficiently feeds the central heating system in conjunction with the gas heating.

Ascend to the top floor, where an entire level is dedicated to creating unforgettable memories. A well-appointed bar sets the stage for welcoming drinks and lively conversation. Guests can then retreat to the expansive 50m<sup>2</sup> lounge, where a crackling fire provides a cozy ambiance for relaxation and conversation.

For the culinary enthusiast, the fully equipped chef's kitchen is a true masterpiece. Overlooking the grounds and offering sweeping panoramic views of the Haute Vienne countryside, this kitchen is a haven for creativity and culinary excellence. Imagine preparing gourmet meals while basking in the beauty of the surrounding landscape.

Once the culinary creations are complete, gather in the expansive dining room (45m<sup>2</sup>). Exposed stone walls and massive oak beams create a sense of rustic elegance, while bespoke mood lighting sets the perfect ambiance. A conveniently located guest WC on this level adds to the comfort and convenience of your guests.

The ground floor...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES