

Large village house in a private two hectare park with two lakes

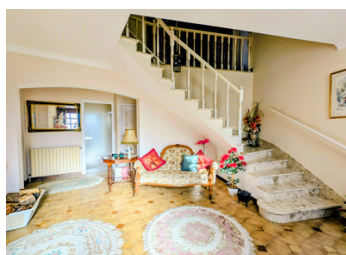
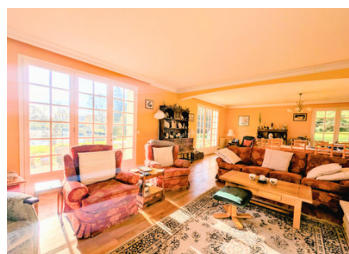


INFORMATION

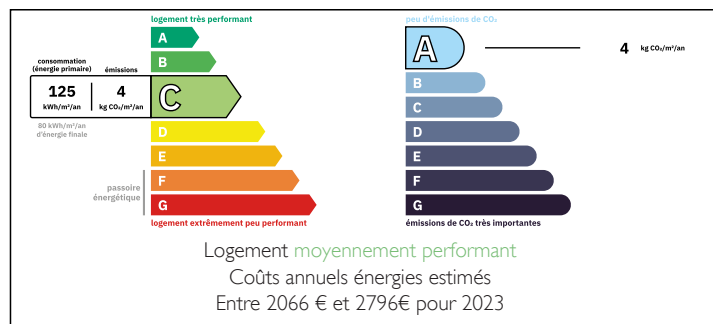
Town:	Dournazac
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	264 m2
Plot Size:	21285 m2

IN BRIEF

A beautiful property with two lakes situated in a village in the heart of the Perigord - Limousin National Park, just 38km from Limoges airport.

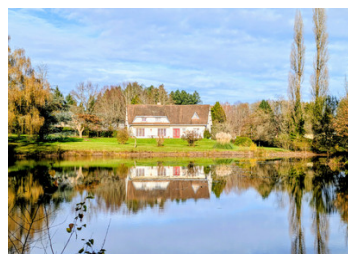


ENERGY - DPE



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

Set behind a hedge-lined boundary and reached via a driveway that circles the property, this splendid south-facing home enjoys views over its own private one-acre lake.

The 5.5 acres of parkland include lush lawned areas, mature chestnut trees, a second quarter-acre lake, open countryside views, and a small cabin ready for renovation.

Flooded with natural light thanks to numerous French doors, the house offers a fitted kitchen and a lounge/dining room with a log burner. The ground floor also features two bedrooms, a bathroom, a cloakroom, and a separate WC.

Elegant marble stairs lead to the upper level, which comprises a spacious master suite with two dressing closets and access to a bathroom. There is also another bedroom with an ensuite shower room and walk-in wardrobe. A mezzanine is divided into an office area and an additional bedroom space, which also connects to the bathroom.

The basement, accessible by vehicle from the side, is arranged into a large garage, wine cellar, boiler room, and WC.

The property is equipped with a recent heat pump and is connected to mains drainage.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES