

Stunning Stone Home with Gardens in the pretty and peaceful village of Beaumont-du-Lac Village.

EXCLUSIVE



INFORMATION

Town:	Beaumont-du-Lac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	177 m2
Plot Size:	5551 m2

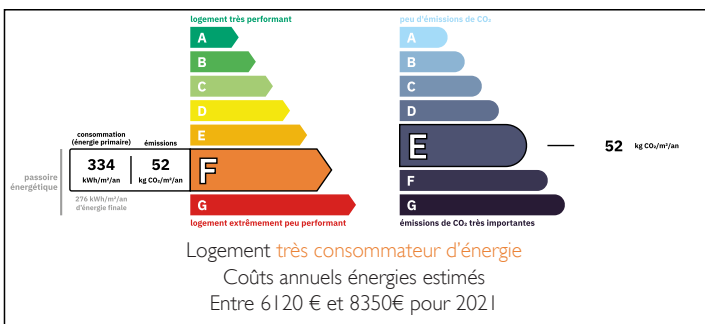
IN BRIEF

In the heart of the picturesque village of Beaumont-du-Lac, this beautiful character stone house offers charm, space and versatility, and proximity to the stunning Lac De Vassiviere with beaches, water sports and cafes/restaurants.

Approached via a magnificent private driveway and surrounded by attractive gardens, the property immediately impresses. Inside are three generously sized bedrooms, including a principal bedroom with en-suite, a second bathroom, and a separate dining room ideal for entertaining.

Outside, enjoy a superb outdoor kitchen perfect for summer gatherings. Additional features include a traditional cave, garden house, atelier, barn, boiler house and several storage areas, offering fantastic potential for hobbies, workspaces or further development (subject to permissions).

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

Vehicular access to the property is via a gravel driveway to the parking area, which accommodates several vehicles. The main entrance is at the front of the house, leading into an attractive stone hallway. On the left hand side the hallway leads into a beautifully fitted kitchen with ceiling lights, tiled floor, exposed stone walls, wooden beams and log burner, which is set in a magnificent fireplace with bread oven. There is plumbing for a dishwasher and a gas and induction cooker.

From the kitchen there is a door to a larder (with water heater), and also access to the cave. The kitchen and hallway together measure around 31m². To the right of the hallway is an imposing dining room (13m²), again with many original stone and beam features.

A doorway from the dining room leads into a beautiful large lounge (34m²) with wooden floor, and French doors onto the front terrace. Off the dining room is a downstairs cloakroom.

Stairs from the dining room lead to the first floor, directly into a sizable office (16m²) which could be used as another bedroom if required. Doors from this room lead into the gardens at the rear of the house.

Facing the front of the house, a doorway on the left leads into a bedroom (12m²) with beautiful en-suite bathroom (8m²). Through the bathroom is a small utility room with plumbing for a washing machine, a second bedroom (15m²), and an entrance into the large...

LOCAL TAXES

Taxe habitation: EUR

NOTES