

Absolutely beautiful location for this immaculate 3 bed house with carp lake and 3.4 hectares

EXCLUSIVE

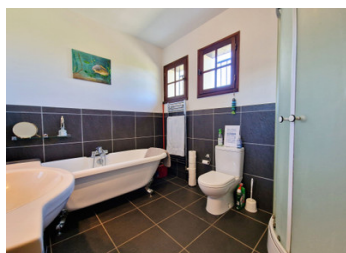


INFORMATION

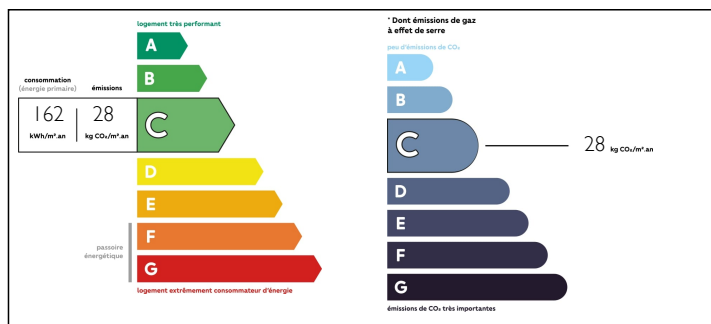
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|-------------|-----------|
| Town: | Brigueuil |
| Department: | Charente |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 140 m2 |
| Plot Size: | 34157 m2 |

IN BRIEF

A real haven for nature lovers, this wonderful house is situated in the middle of its own very private land and is just 1.5km from the village of Brigueuil with basic amenities and 7.5km from the vibrant town of St Junien. Limoges airport is 33km(less than half an hour).



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: 1495 EUR

NOTES

DESCRIPTION

A wonderful tree lined drive leads up to this pretty house which is surrounded by it's own land. To the front of the house is a large paved terrace, ideal for summer dining, and from here you have a view over the lake and grounds. This is definitely a property to fall in love with, especially if you like fishing!

HOUSE

The Large marble floored entrance hall has a central staircase down to the basement, the living accommodation is all on one level.

From here is a light and airy dual aspect living/dining room (45.5m²) with a woodburner, French doors onto the front terrace and a wonderful view over the lake.

The recently installed modern kitchen (12.16m²) has an electric oven, microwave, gas hob and integrated fridge/freezer.... and not forgetting another viewpoint across the lake.

There are three double bedrooms (14.6m², 14.7m² and 20.7m²), the largest having French doors opening onto the front terrace.

A modern bathroom with shower, freestanding bath, wc & sink plus a separate wc next door complete this floor.

The basement is accessible from the central stone staircase in the house and also via the garage doors, the garage is 34m². There is a very useful summer kitchen (27m²) which has a sink and plumbing, a great area to come into whilst fishing or could make a useful studio/gite. There are another 2 good storage rooms, a boiler room plus a wc.

The attic of the house is also large enough to be converted with good head height.

LAKE

The...