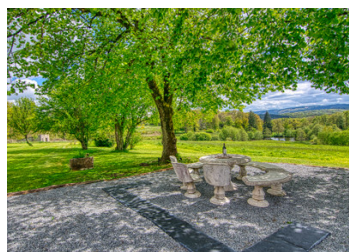


The Hunting Lodge



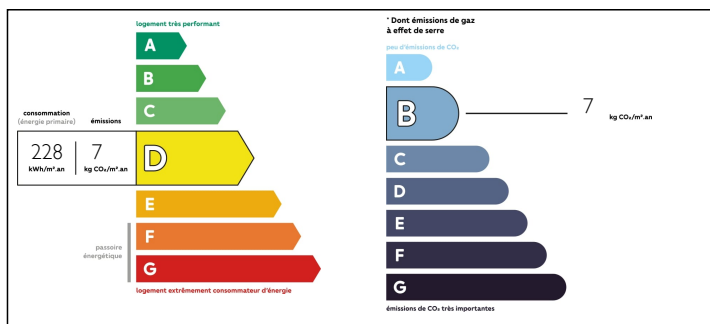
INFORMATION

Town:	Folles
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	237 m2
Plot Size:	87123 m2

IN BRIEF

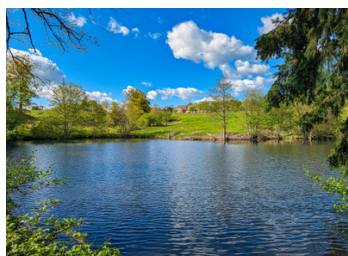
Enjoying commanding, uninterrupted views over 21 acres of land, The Hunting Lodge is a treasure that does not often come on the market. This detached country house boasts six bedrooms, multiple living areas bursting with charm and character at every turn. The sympathetic restoration of the main home has included the addition of modern central heating but the fireplace still provides a focal point for the home if you can tear yourself away from the magnificent vista that opens up through the tall south facing windows. Two large detached barns will provide ample space for stabling of horses and the land is balanced nicely with a mix of grazing pasture, woodlands and water features. The Hunting Lodge presents you with an opportunity to own a real slice of paradise settled in the heart of the French countryside but handily located to the large town of La Souterraine which will service all your needs...

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

Down an unassuming quiet road just outside of La Souterraine there is a treasure waiting to be discovered. The best way to approach is parking at the top of the sweeping driveway and to walk down through the stone columned gateway. As you approach the sound of the natural spring fed courtyard fountain washes away the cares of the day and you can feel the grounds reach out to embrace you.

Through the gates the true magic of the grounds reveal themselves as your eye is drawn across the carefully managed garden and land. The south facing views carry down across the paddocks, across the water feature, out over the woodlands and away to the foothills in the distance.

We have only a limited amount of photos to try and present this special property to you and we could have used them all on the scenery alone. And then you turn around and the Hunting Lodge presents itself in its commanding position to take advantage of the vista below.

With 6 bedrooms and over 230 m2 of space the detached house sits well in her surroundings. The kitchen has been modernised and enjoys the south facing views as well as having great access to the patio area outside. There is a butler's pantry for stocking up when you have guests staying or entertaining.

In the main living area there is a clever use of space and levels which allow for intimate areas for quiet conversation and reading or...

NOTES