

**UNDER OFFER** Exceptional property, 6 bedrooms, swimming pool, lake, woodland, Completely private!

**EXCLUSIVE**



## INFORMATION

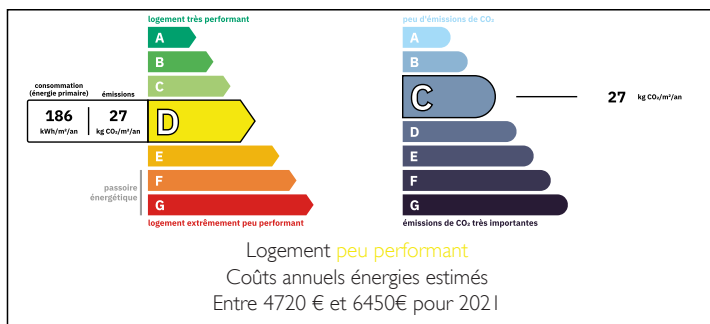
Town:	Maisonnais-sur-Tardoire
Department:	Haute-Vienne
Bed:	6
Bath:	2
Floor:	284 m2
Plot Size:	24000 m2

## IN BRIEF

Beautiful bright house, located in the center of its park, large lake. Woodland. Swimming pool. In the 3 departments - Limousin - Charente - Dordogne

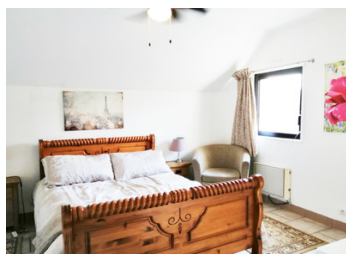


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

On level:

Entrance with a magnificent stone staircase.

Large living-dining room with stone fireplace. Large French windows.

Kitchen with French window opening onto a covered terrace.

Backkitchen /laundry room.

Beautiful bathroom with bath and shower and storage.

Magnificent master bedroom with french window and storage, magnificent view of the lake.

Double room.

WC with water point

Bedroom with storage and French window.

Large playroom with water point. Double French window.

Cellars.

Upstairs:

Large room serving 3 beautiful bright bedrooms, Bathroom, WC.

Garage:

Double access with large gates.

Pool maintenance room.

Covered swimming pool, terrace.

Beautiful lake.

Wooded area with walking path.

In an exceptional and very private setting!

Electric gate

Septic tank (need update).

Located 6 km from a village with all amenities, 2 km from the Dordogne and 3 km from the Charente. Angouleme 54 km, Limoges 53 km, Perigueux 72 km. Surrounded by historic and touristic monuments, in middle of the most beautiful natural parc