

Gorgeous 4-bedroom house/gite with heated swimming pool on 1.5ha of land in remote setting

EXCLUSIVE

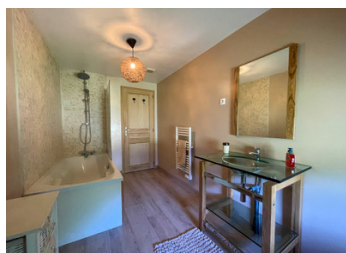


## INFORMATION

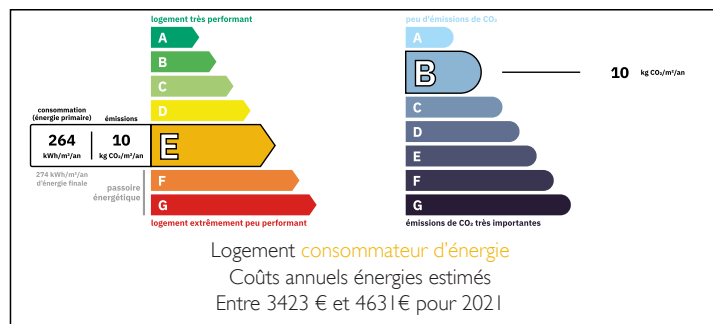
Town:	Pageas
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	205 m2
Plot Size:	15516 m2

## IN BRIEF

Discover a secluded 4-bedroom retreat offering 205m<sup>2</sup> of space and nestled on 15,516m<sup>2</sup> of scenic land. Bask in sweeping views, privacy, and leisure with an in-ground heated pool, terrace, and balcony, complemented by a relaxing hot tub. The modernized interior features on the ground floor a spacious and well-equipped kitchen, wood burner-adorned living room with dining area, adjoining games room and bathroom. On the top floor there is an en-suite bedroom, 3 other bedrooms and 2 bathrooms. Enjoy the traditional French ambiance highlighted by exposed beams, stone elements, and hardwood floors. Benefit from double glazing throughout, heating by electric radiators, fiber optic internet, recent septic system, a cellar and an undisturbed locale.



## 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: **778 EUR**

## NOTES

## DESCRIPTION

Escape to serenity in this meticulously renovated 4-bedroom haven nestled within the heart of nature. With its expansive 205m<sup>2</sup> habitable surface and a sprawling 15,516m<sup>2</sup> of attached land, this property offers the perfect blend of space, privacy, and beautiful views. With no nearby neighbours, you'll relish in uninterrupted peace and quiet.

Immerse yourself in the elegance of this traditional stone-built residence, where every room boasts character and authenticity while offering all the modern amenities you desire. It features:

On the ground floor:

- A 36m<sup>2</sup> fully equipped and well-appointed kitchen
- A 46m<sup>2</sup> living room with wood burner and dining area
- A 33m<sup>2</sup> games room
- A 5m<sup>2</sup> bathroom with shower

On the top floor:

- A 38m<sup>2</sup> en-suite bedroom (shower and bathtub)
- 3 bedrooms (15m<sup>2</sup>, 10.5m<sup>2</sup>, 15m<sup>2</sup>)
- Two bathrooms (3m<sup>2</sup> with shower, 7.6m<sup>2</sup> with bathtub)

Other features:

- Cellar
- Double glazing
- Heating by electric radiators and the wood burner

Outside you can enjoy:

- 15516m<sup>2</sup> of attached land
- Heated swimming pool
- Hot tub
- Terrace
- Balcony

The septic tank is up to code and the decking has been redone.

This property places you within 7 minutes of Chalus where you can find all essential amenities such as large grocery store, pharmacy, restaurants, doctors,