

UNDER OFFER Stunning renovated House with swimming pool and the most magnificent view



INFORMATION

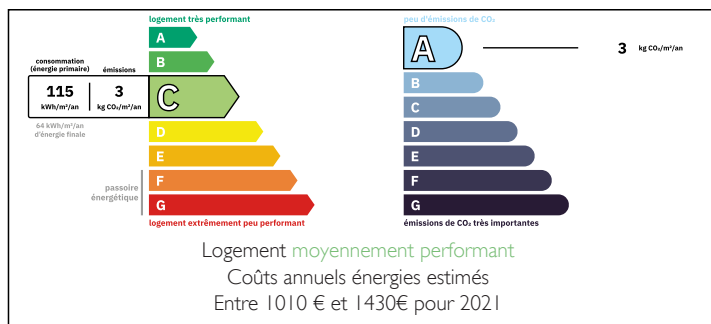
Town:	Dournazac
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	146 m2
Plot Size:	1527 m2

IN BRIEF

This gem of a property is situated in a small hamlet only 3kms from the village of Dournazac and 8kms from Chalus in the Haute Vienne

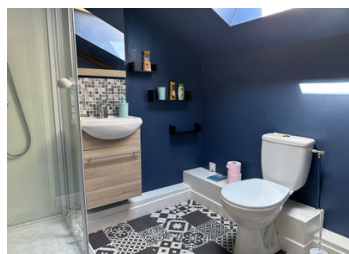


ENERGY - DPE



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

You enter the main part of the property directly into a large bright kitchen with lots of fitted units (29.87m²). Upstairs is the master bedroom (26.5m²) with an ensuite shower room with sink, wc and shower.

Next to the kitchen is a large living room with a pellet burner. To the rear is a family bathroom with the bath, sink and WC. There is a second downstairs WC and a snug.

Upstairs above the living room are two bedrooms which have been built into the eaves and a smaller children's bedroom.

Across the landing is access to another bedroom (12m²) which also has an ensuite shower room.

The property benefits from air conditioning and heating via an air source heat pump.

Adjoining the house is small brick shed which houses the swimming pool pumps and garden storage.

Directly outside the house is a terrace area with the most wonderful views of the open countryside and the chateau at Montbrun. There is a new swimming pool in the centre of the lawn. There are lots of beautiful flowers and shrubs in the garden and the whole property is beautifully maintained.

There is plenty of parking for 3 or 4 cars.

Viewing of this property is strongly recommended to fully appreciate the setting.

More photos available on request.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 791 EUR

Taxe habitation: EUR

NOTES