

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



## INFORMATION

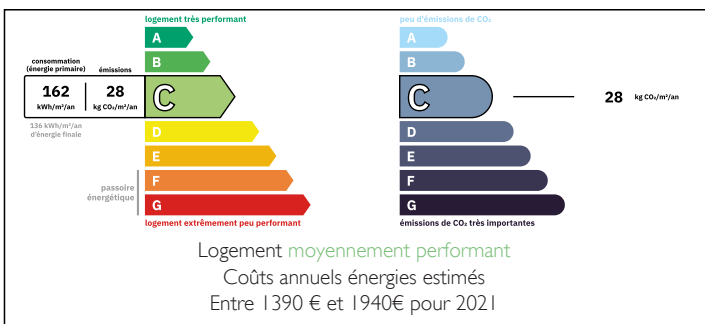
Town:	Brigueuil
Department:	Charente
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	34157 m2

## 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



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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

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 (45.5m<sup>2</sup>) with a woodburner, French doors onto the front terrace and a wonderful view over the lake.

The recently installed modern kitchen (12.16m<sup>2</sup>) has an electric oven, microwave, gas hob and integrated fridge/freezer... and not forgetting another viewpoint across the lake.

There are three double bedrooms (14.6m<sup>2</sup>, 14.7m<sup>2</sup> and 20.7m<sup>2</sup>), 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 34m<sup>2</sup>. There is a very useful summer kitchen (27m<sup>2</sup>) 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...

## LOCAL TAXES

**Taxe foncière: 1495 EUR**

**Taxe habitation: EUR**

## NOTES