

## Exceptional Style & Charm – Rooftop Pool, Elegant Courtyard, A True Hidden Gem!



## INFORMATION

Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	4
Bath:	5
Floor:	300 m2
Plot Size:	50000 m2

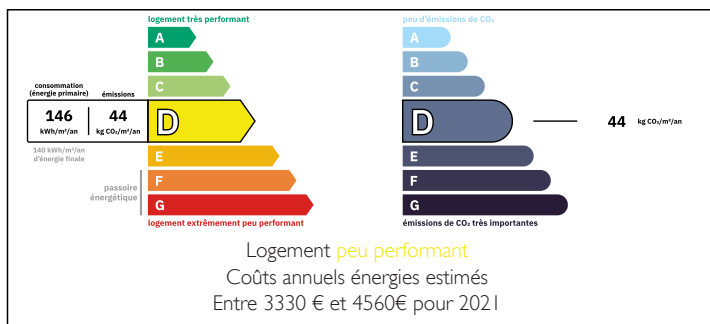
## IN BRIEF

Discover this magnificent and unique property in the charming Limousin countryside. Enjoy the tranquillity, country walks and space inside and out of this gem of an estate.

Exposed stone walls blend perfectly with solid chestnut parquet and tiled floors, with arched doors and windows subtly harmonising to create a pleasant flow throughout the house. The myriad of original elements have been subtly incorporated into the overall design, which has its origins in the Italian style, bringing symmetry, ornate decorative details and classical influences.

This is a property of character that must be visited to be fully appreciated.

## 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.



## LOCAL TAXES

**Taxe foncière:** 1811 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

One enters the property into a large open plan space which includes the foyer, a 63m<sup>2</sup> lounge/dining room with a waist-high open fireplace. To the left is currently a library/study (or could be a ground floor bedroom (16.5m<sup>2</sup>) and a walk-in shower room with w.c. (5.2m<sup>2</sup>).

A large bespoke fitted kitchen (31.7m<sup>2</sup>) is next door and gives access to a laundry facilities/back kitchen (11.5m<sup>2</sup>) which is hidden away yet practicably accessible.

French doors lead to a magnificent courtyard with columns (52m<sup>2</sup>), completely private and a magical place for a sunny lunch or evening aperitif.

Before ascending to the next level, there is a small corridor (5m<sup>2</sup>) leading to the ground floor guest toilet (0.8m<sup>2</sup>) and washbasin, conveniently close to the outdoor space.

On the first level, there is a generous and bright landing (29m<sup>2</sup>) with a row of windows overlooking the courtyard and terraced pool. This is a comfortable space with seating, lovely and intimate for reading or daydreaming.

Four very spacious double bedrooms (19m<sup>2</sup>, 18.45m<sup>2</sup>, 15.5m<sup>2</sup> and 11m<sup>2</sup>), each with its own bathroom or shower room (from 6m<sup>2</sup> to 9m<sup>2</sup>). Each bedroom has similar terracotta brick windows and each bathroom is elegantly decorated with quality tiles in different colours. The views over the countryside are breathtaking.

The top floor is a long, immaculate expanse with storage on both sides, chestnut parquet flooring, velux windows and superb wooden beams. It is light and bright and can be used in a variety of ways. This area is currently used as...