

Spacious 4 bedroom, 4 bathroom villa with mezzanine, indoor swimming pool, sauna and breathtaking lake views.



INFORMATION

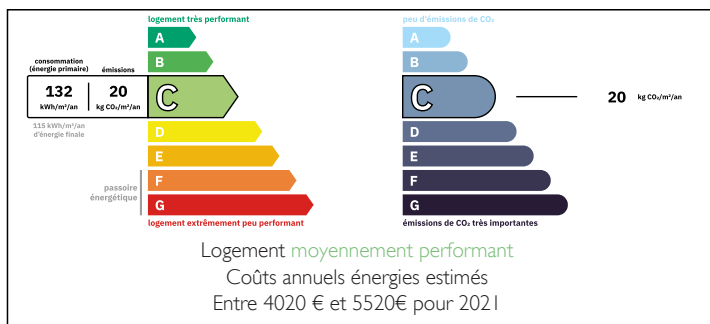
Town:	Asnières-sur-Blour
Department:	Vienne
Bed:	4
Bath:	4
Floor:	3 4 m2
Plot Size:	20850 m2

IN BRIEF

As good as it looks. A wonderful opportunity to acquire a superb 4 bedroom lakeside property. A haven of peace awaits you, with this secluded property situated at the end of a country lane, offering total serenity. Only 10 km from a small village providing local amenities (grocery shop, bakery, bank, pharmacy and post office) and 20 km from the town of Bellac, which offers an extensive range of shops and services and also benefits from rail services to Limoges and Poitiers. Limoges which has an International airport is an easy 50 minutes drive away (50 km)



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

Ground floor.

Entrance (8 m²)

Kitchen (20 m²)

Living/dining room (58 m²)

Bedroom 1 (19 m²) with shower room and sauna.

Bedroom 2 (21 m²) with bathroom (7 m²)

Shower and separate WC.

Access to the inside swimming pool.

First floor.

Landing (11 m²)

WC

Laundry room - (6 m²)

Bedroom 3 (13 m²) with Bathroom (6 m²)

Bedroom 4 (15 m²) with bathroom (5 m²)

Balcony

Mezzanine (29 m²)

Basement comprising a garage, workshop area and 2 rooms one currently being used as a gym.

The villa is set in very private enclosed grounds, with terraces and balconies providing breathtaking panoramic views over the lake. There is an indoor swimming pool also with magnificent views. A large hangar and a field add to the property's appeal.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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