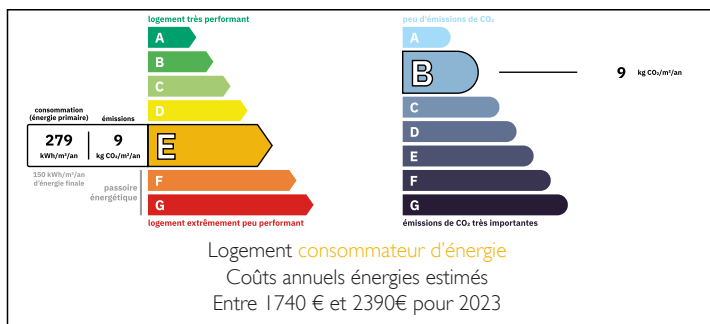


Elevated Lake House with amazing views

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Pardoux
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	85 m2
Plot Size:	196 m2

IN BRIEF

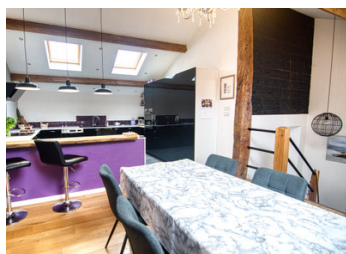
Beautifully arranged stone house in an elevated position within walking distance to a large swimming and fishing lake, not far from Limoges and its international airport. A wooden deck overlooks the village roofs towards the lake, promising wonderful moments of relaxation in the sun.

This property features a large dining and kitchen bathed in light, with inbuilt appliances and storage. Sunlight from the large skylights highlight the white benchtops and contrasting black cabinets.

A cozy lounge facing the lake provides a vista through a large folding concertina window that can be left open in summer to take in the sound of birds and nature. In winter it still connects the interior with the sky and water unfolding beyond.

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 habitation: EUR

NOTES

DESCRIPTION

This property is designed for those who are looking for a lock up and leave holiday home, or perhaps someone who prefers easy care living near water. There are no immediate works required here. You have mains water, electricity and sewage. There is parking for two cars.

A small courtyard garden leads to an elevated deck, designed to maximise on views. From here you enter the house.

On this level you have a hallway with a small study nook, a bathroom and a luminous lounge. A large folding concertina window can be left open in summer to take in the sound of birds and nature. In winter it still connects the interior with the sky and water unfolding beyond. The large, modern dining and kitchen are located on a clever mezzanine level, with large Velux windows above.

Stairs made of black walnut wood lead down to a ground floor level towards the back of the house, where you will find two bedrooms, one with an en-suite bathroom.

A laundry room and a cellar are located on the lowest level. There is additional storage / cellar space accessible from the outside.

The village of Friaudour is located within a stones throw from the lake shore and is very popular with tourists and locals alike. There is a mix of permanent and temporary residents with numbers increasing during summer.

Wood burner and electric radiators.

Convenience is at your fingertips, just 3 km from the charming village of Saint Pardoux, where you'll...