

UNDER OFFER Country house in a stunning sought after position, close to leisure lakes

EXCLUSIVE



INFORMATION

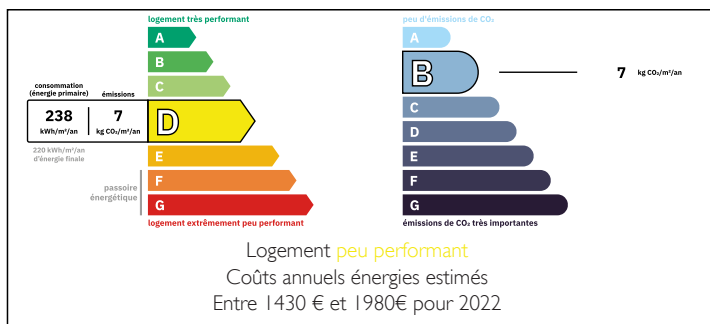
Town:	Videix
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	3527 m2

IN BRIEF

A rare chance to buy a property in fantastic condition surrounded by lovely countryside with further scope to develop a one bedroom separate annexe ideal for rental income, perfectly located close to leisure lakes and beaches



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.



LOCAL TAXES

Taxe foncière: 535 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A private & gated driveway leads to the property which comprises:

covered exterior dining / barbecue area, inside is the equipped kitchen and sitting / dining area with wood burning stove, leading to the lounge with wood burning stove, inner hallway with utility room, WC, under stairs cupboard, large glass frontage (formerly a barn door), from this hallway leads a door with as yet undeveloped area over two levels suitable as a one bedroom annexe, the double glazed windows are in place and there is a external door.

The feature oak staircase leads to the first floor where there is a sitting room area, an inner hall leads to the three double bedrooms, two with en suite showers & WC, the one main bedroom has a en suite shower, bath & WC.

Outside : Double garage / workshop 49m2 which can be accessed by a door from covered dining barbecue area 36m2

Well

Level gardens with shrubs extending to 3527m2, (over three quarters of an acre)

Massignac village with bakery, cafe, well equipped village shop, chemist, medical centre, restaurant, tourist office, post office & MICHELIN star restaurant 7 minutes drive

Rochechouart town with supermarkets, banks, school & DIY store 10 minutes drive

Limoges airport 41 minutes / Limoges city 52 minutes

Angouleme city with fast train station (TGV) 52 minutes

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