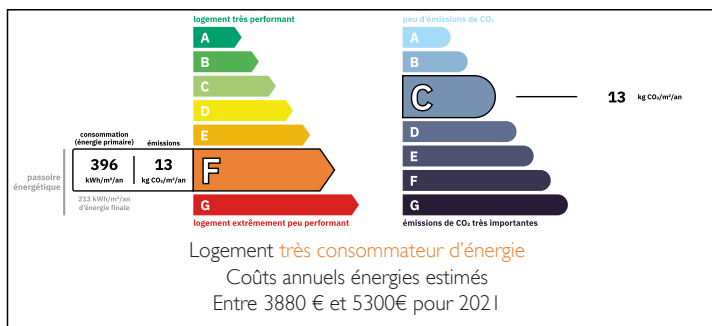


Finish the dream and embrace lake district Living

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Compreignac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	191 m2
Plot Size:	3147 m2

IN BRIEF

Welcome to this stunning character home located in the picturesque lake district north of Limoges. This property is truly a dream come true for those seeking a peaceful and tranquil living experience.

Boasting four bedrooms, this spacious home offers the perfect blend of modern amenities and traditional charm. Featuring exposed beams, stone walls, and a feature atrium, every corner of this house exudes country living.

Step outside into the large private garden, ideal for outdoor entertaining or simply relaxing in the serenity of nature. The indoor/outdoor flow of this home is perfect for hosting gatherings or enjoying quiet nights under the stars.

Located just 2.5km from the lakeside, you'll have easy access to water activities and scenic views. 5-min drive to daily amenities in Compreignac or 30

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: 396 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Character Home Awaiting Your Personal Touch in the Lake District

Nestled in a prime location, this charming stone-built house offers a unique blend of character, privacy, and the exciting opportunity to imprint your personal style. A substantial renovation is nearing completion, presenting a rare chance to acquire a home where the hard work is done, and the creative finishing touches are yours to orchestrate.

The property boasts a generous front courtyard with off-street parking, complemented by a large drive-through barn, ideal for covered parking or a workshop.

Step inside to discover a breathtaking double-height atrium, the heart of the home, showcasing exposed stone walls, a bespoke staircase, and impressive oak beams. This clever design floods the space with natural light, creating an ambiance of grandeur and spaciousness throughout the four-bedroom residence.

The ground floor features a sprawling open-plan kitchen and dining area (35m²) with seamless access to the garden patio, perfect for indoor/outdoor entertaining. Original flagstone floors, exposed beams, and a feature stone fireplace evoke the history of the house, creating a cozy atmosphere for cooler evenings.

The family lounge opens onto the expansive rear gardens, where mature trees offer shaded retreats for relaxation and wildlife observation. A versatile additional room provides the option of a ground-floor bedroom or study, and a convenient guest WC completes the ground floor layout.

Ascend the atrium staircase to the landing, overlooking the light-filled space. Two generously sized bedrooms off the landing offer picturesque views of the lush gardens,...