

Stunning lake, 2 ponds, a fabulous house, fields of land, woods in a wonderful natural situation. Exquisite!



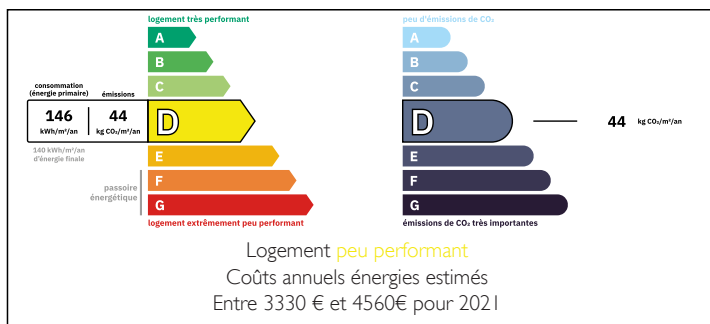
INFORMATION

Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	4
Bath:	5
Floor:	300 m2
Plot Size:	161523 m2

IN BRIEF

"This extraordinary estate offers a rare blend of heritage, luxury, and nature. Set on ancient Roman routes and surrounded by Napoleonic-era lakes—fully conforming and ideal for fishing or tourist activities—the property is a private sanctuary with boundless potential.

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: 1811 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover this magnificent and truly unique estate nestled in the peaceful Limousin countryside. A haven of tranquillity, it offers generous space both indoors and out, with beautiful country walks, total privacy, and a natural setting that's simply idyllic.

The main residence is a masterclass in elegance, where exposed stone walls, solid chestnut, ebony & cherry marquetry parquet, and tiled floors are enhanced by arched doors and windows. Original features have been thoughtfully preserved, blending seamlessly into a refined design influenced by classical Italian architecture—celebrated for its symmetry, decorative details, and timeless charm.

The property comprises a superb residence with four en-suite bedrooms, large convivial reception areas and a terraced swimming pool. Only a five-minute walk away, a superb private lake belonging to the property adds to the exceptionality of this location. The main lake covers more than 33,710 m² and is fed by two adjoining ponds, themselves fed by natural springs. Remarkable work has been carried out by the current owner to enhance these stretches of water, offering great potential for either a fishing or tourist business.

Well-maintained paths wind through the woods and along the banks, in a peaceful setting punctuated by birdsong.

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