

## Beautifully Renovated Stone House with Pool & Terrace Near Lake in Meuzac, Haute-Vienne.

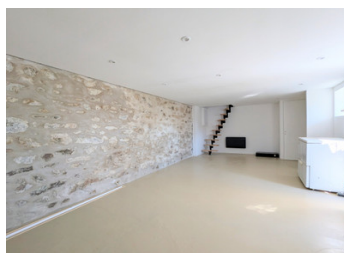


## INFORMATION

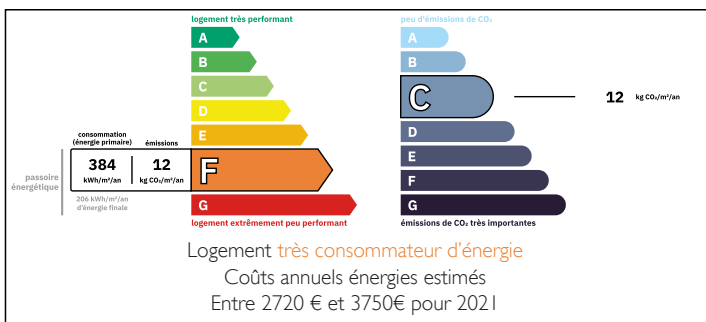
Town:	Meuzac
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	125 m2
Plot Size:	1210 m2

## IN BRIEF

Beautifully renovated stone house in Meuzac, combining original character with tasteful modern finishes. With 2 ensuite bedrooms, a private terrace, and pool — all within walking distance of a swimming lake — this home is ideal as a permanent residence or holiday retreat. Potential to create a 3rd bedroom or studio



## 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: 550 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The ground floor features a 30m<sup>2</sup> open-plan living area and kitchen with exposed stone walls, beams, wood flooring, and a central wood burner. There is also a WC off the main living area.

A 15m<sup>2</sup> dining room with tiled floors, beams, and more exposed stone connects to the rear of the house via patio doors, opening onto a 50m<sup>2</sup> wooden terrace. This private outdoor area includes an above-ground swimming pool with wood surround, perfect for relaxing or entertaining.

A spiral staircase leads to the first floor, where a 13m<sup>2</sup> landing provides space for a home office or reading nook.

Bedroom 1 (15m<sup>2</sup>) includes access to a private balcony and a shower room with WC and basin.

Bedroom 2 (15m<sup>2</sup>) has a private staircase to the garden and its own bathroom with bath and basin.

The basement (32m<sup>2</sup>), accessible from the kitchen and via an independent exterior door, is currently used as a utility/storage space but has plumbing for a bathroom and potential to create a third bedroom or studio.

Also included: a 15m<sup>2</sup> garage.

The home benefits from double glazing throughout, Mains drains, and is just minutes from Meuzac's amenities: bakery, butcher, small supermarket, post office, bars and restaurants.

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