LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

ARCHITECT-DESIGNED HOME WITH POOL, GUEST HOUSE POTENTIAL & BUILDING PLOTS NEAR LIMOGES

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

ARCHITECT-DESIGNED HOME WITH POOL, GUEST HOUSE POTENTIAL & BUILDING PLOTS NEAR LIMOGES...

PROPERTY FACT FILE

REFERENCE	A46003LAD87
PRICE	€ 530,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (500 000 EUR hors honoraires)
BEDROOM	2
BATHROOM	2
ACCOMMODATION	114 m²
LAND	6685 m²
TOWN	Ambazac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Family Home, Gite
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Architect-designed home
- Swimming pool
- Guest house potential
- 3 Building plots + 1 investment plot
- 6,685 m² private woodland

ARCHITECT-DESIGNED HOME WITH POOL, GUEST HOUSE POTENTIAL & BUILDING PLOTS NEAR LIMOGES...

Ref : A46003LAD87

Designed to embrace its natural surroundings, this architect-designed home is nestled within 6,685 m² of private woodland on the southern foothills of the beautiful Monts d'Ambazac, just minutes from Ambazac and only 20 minutes from Limoges. Light-filled interiors open seamlessly onto sunny terraces, landscaped gardens and a swimming

DESCRIPTION

Designed to embrace its natural surroundings, this architect-designed home with swimming pool is set within 6,685 m² of private woodland on the southern foothills of the Monts d'Ambazac, just minutes from Ambazac and only 20 minutes from Limoges. Here, complete tranquillity and nature coexist with the convenience of nearby shops, schools and transport links.

Surrounded by mature pine trees and beautifully landscaped gardens, the property enjoys an exceptional sense of privacy. Sunny terraces and an inviting swimming pool create the perfect setting for relaxing, entertaining or simply enjoying the peaceful woodland views throughout the seasons.

Stepping through the front door, you are immediately welcomed into a bright and spacious open-plan living area where large picture windows create a seamless connection with the garden and surrounding nature. The generous living spaces have been thoughtfully designed to maximise natural light and offer an effortless flow between indoors and outdoors.

The architect has cleverly used subtle level changes to create distinct yet connected living spaces, adding both character and a unique sense of flow throughout the home.

A double-sided wood-burning fireplace forms a natural focal point between the lounge and library, adding warmth and character to the main living space.

Offering approximately 114 m² of living accommodation, the house currently comprises two comfortable bedrooms, including a generous principal suite with its own en-su...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46003LAD87

COMPLETE FILE AND PHOTO ON REQUEST

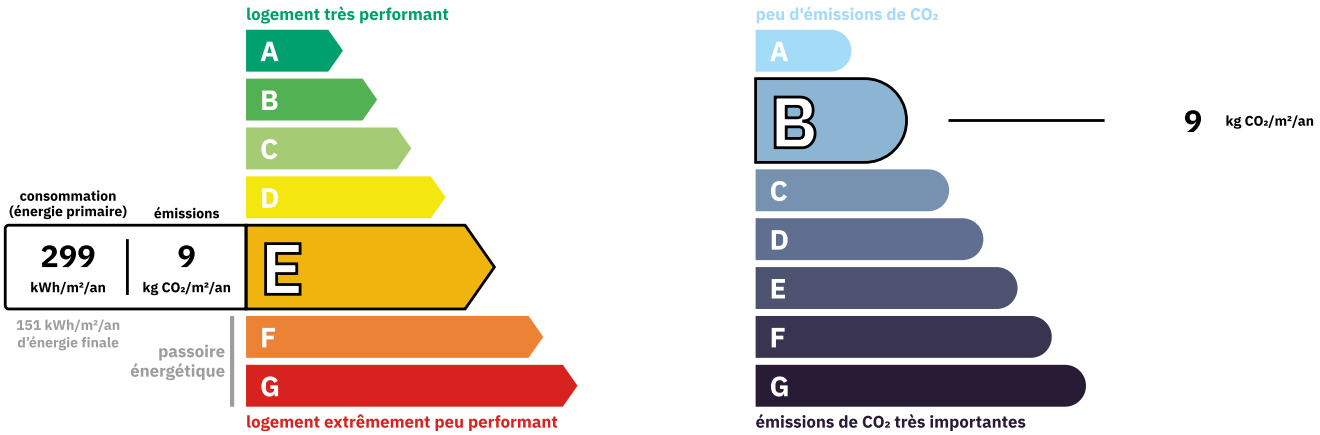
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

ARCHITECT-DESIGNED HOME WITH POOL, GUEST HOUSE POTENTIAL & BUILDING PLOTS NEAR LIMOGES...

Ref : A46003LAD87

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

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 2440 € and 3370€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A46003LAD87
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr