



Property - 350 m²
MAISONNAIS SUR TARDOIRE

HAI
Price: €588 000 *
Honorary Award Excluded: €560 000
* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Less than an hour from Limoges international airport, on the border of the Haute Vienne and the Dordogne, this stunning property offers numerous possibilities for leisure fishing and tourism. Set in 7.5 hectares of private grounds, it offers a 2 hectare lake, a main house overlooking the lake and a second house, currently used as a gîte. The first house of approximately 190 m² offers a kitchen opening onto the sitting/dining room, 3 bedrooms and a large room, which could be divided, currently serving as an artist's studio. All the openings look out over the terrace and lake. The second house, approximately 160 m² offers on the ground floor a vast kitchen, dining room (54m²) , a bedroom, bathroom/wc, garage and roofed patio to the rear ; upstairs 2 large bedrooms (30 m²) , a bathroom, and a mezzanine currently offering an additional sleeping area. The grounds which are planted with mature trees and shrubs, include a tennis court (in need of some attention). Part of the grounds adjacent to the houses is suitable for installing a swimming pool. This property is the perfect country retreat. Ideal for fishing, a tourist activity or simply somewhere where the family can gather.

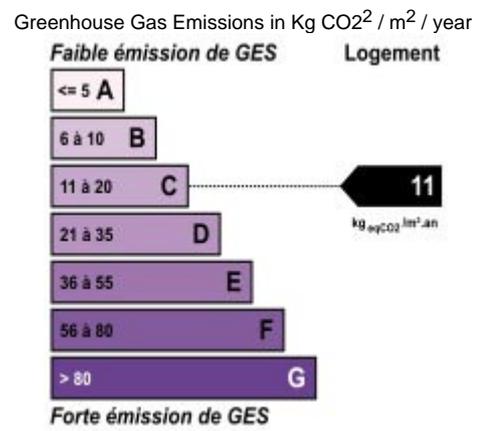
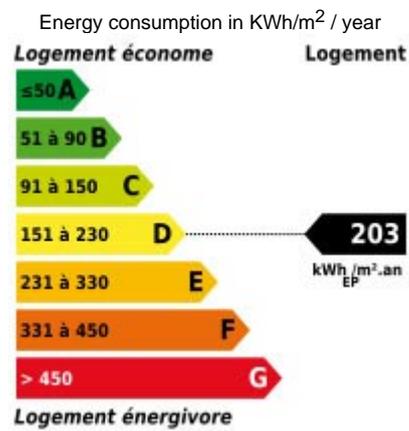
LE BIEN EN DETAIL

Reference : B978
Town : MAISONNAIS SUR TARDOIRE
Transaction : Sales
Type of property : Property
Price including charges : €588 000
Property tax : €1 062
Surface : 350 m²
Land : 75115 m²

Number of rooms : 10
Number of bedrooms : 7
Nbr of terrace : 2
Kitchen : American
Heating : Electric

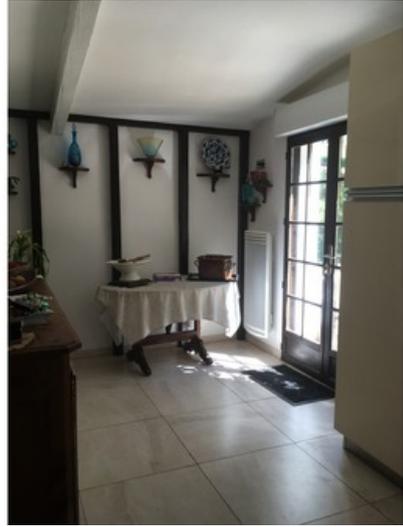


DIAGNOSTICS DPE - GES



LE BIEN EN PHOTOS







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