

Stunning 4 bedroom house with small lake and land. Peaceful location close to Royere-de-Vassivière.

EXCLUSIVE



## INFORMATION

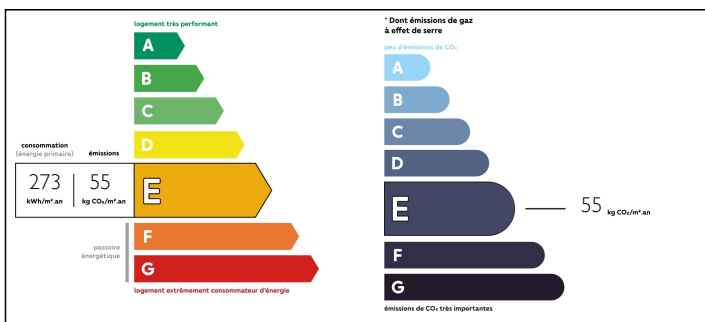
Town:	Royère-de-Vassivière
Department:	Creuse
Bed:	4
Bath:	1
Floor:	123.66 m2
Plot Size:	23664 m2

## IN BRIEF

Just 5 minutes from the small village of Royere-de-Vassiviere and local amenities, this stunning property sits in a quiet, picturesque hamlet. Nearby is one of the largest artificial lakes in France, Lac de Vassiviere which has many beaches and restaurants. This 4 bedroom house sits perfectly within the hamlet with a garden that is beautiful all year round. It also has its own small lake of approximately 1500m2. Limoges airport is just over an hours drive away.



## ENERGY - DPE



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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.



## DESCRIPTION

On the ground floor, this beautiful house has a living/dining room of 34m<sup>2</sup> with a log burner. The dining area has double doors leading to the front of the house to the beautiful, well maintained garden. The kitchen of 18m<sup>2</sup> is a good size which also allows room for a small table with chairs. There is a door which leads out to the rear of the property via a small terrace and stairs.

There is a utility room which also has a shower and a small room with a toilet.

Also on this floor there is a double bedroom of 12m<sup>2</sup> with fitted wardrobes.

On the first floor there are 3 double bedrooms (9m<sup>2</sup>, 13m<sup>2</sup> & 15m<sup>2</sup>) that are fitted with carpet. All have velux windows. There is also a small office which is currently being used as a music room. A single bed would easily fit in here making a fifth bedroom if needed.

There is a bathroom with a shower and a bath and a separate toilet next door.

Along the corridor a beautiful space has been set aside as a library and reading space. It is perfectly quiet here to enjoy a good book.

There is a ladder to the attic space which is insulated and has flooring.

In the basement is a large garage and a similar size workshop next door.

Oil-fired central heating.

At the front of the house there is a garden which has been well maintained and looks beautiful all year round. Behind it there...

## NOTES