

UNDER OFFER : Superb three bedroom house with fishing lake, heated swimming pool, plus 1 hectare of land



INFORMATION

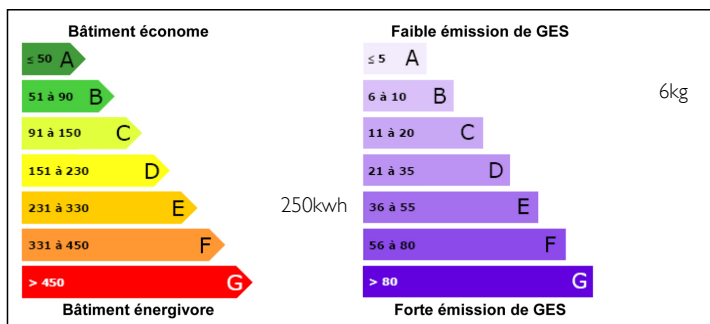
Town:	Nieul
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	17022 m2

IN BRIEF

NOW SOLD BY LEGGETT : Situated in an elevated position in a quiet hamlet not far from the village of Nieul, with its magnificent chateau, this superb property offers an excellent lifestyle for lovers of fishing, relaxation and the countryside.



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: 1509 EUR

NOTES

DESCRIPTION

Beautifully maintained and improved by the current owners, the property is ready to enjoy. The 4755m² closed lake is stocked with fish (although exact numbers and sizes are unknown). There is also a large pond adjacent to the lake which could be used to breed fish for the main lake.

The salt water swimming pool is covered and heated, allowing all year round enjoyment and overlooks the lake. There is in addition, over one hectare of parkland which surrounds the lake, practically all of which is grass.

The house is double glazed and has a plethora of beams.

The layout of the property is as follows :

Entrance into :

Lounge (50m²) with two seating areas, one of which has a chimney with an insert wood burner; the other a new wood pellet burner.

Kitchen (22m²) fitted with a range of fitted units, built-in oven & hob. Door to Laundry Room (8m²) with a separate Shower room with toilet built within. Dining Room (25m²) with a feature arched window and door. Two small store rooms off.

Open to the lounge is the Conservatory (19m²) with views and access to the garden, lake and swimming pool.

Staircase from the lounge to the first floor landing:

Bedroom 1 (15m²) with built-in wardrobes.

Bedroom 2 (21m²) with built-in wardrobes.

Office (11m² + 2m² into the eaves) there is no window but is very well lit with natural light via a light tube.

Family Bathroom (12m²) with round jacuzzi bath, shower cubicle, double sink and bidet.

Separate Toilet with sink.

Bedroom 3...