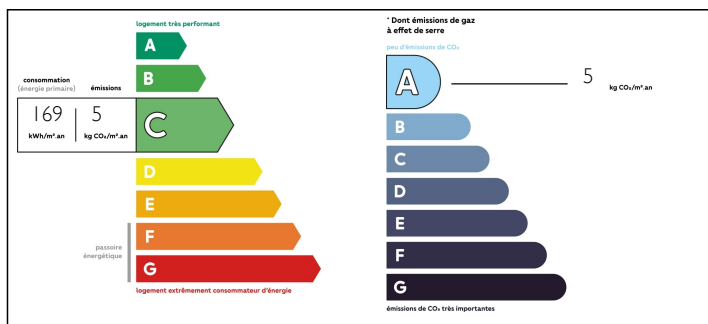


Amazing log house with a stunning garden, a pond, and much more.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Moissannes
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	240 m2
Plot Size:	11695 m2

## IN BRIEF

In Moissannes, amidst the forests of the Limousin, in a very quiet hamlet, you will find this amazing log house. Sauviat-sur-Viges for shops is a 5-minute drive. Saint Léonard de Noblat, a medieval town, is only 15 minutes away. Limoges with its international airport is a 45-minutes drive.

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: 1032 EUR

## NOTES

## DESCRIPTION

### EXCLUSIVITY LEGGETT

Come and see this true beauty in the middle of the Limousin hills and forests.

The current owners built this house 15 years ago, up to the highest standards.

You enter the property over a short dirt road at the parking between the two tool-sheds and the summer room, and the main house.

Entering the house through the front door, a small attached covered hallway opens directly into the open plan living room / dining room (57 m<sup>2</sup>) with sliding doors onto the sun terrace at the back. Attached are the kitchen (20 m<sup>2</sup>) and a comfortable lounge with a wood burner and a lot of windows overlooking the garden (36 m<sup>2</sup>).

In the heating room (7m<sup>2</sup>) you will find the water tank for the geothermal heat pump system that is connected to an under-floor central heating system that keeps the house warm during winter.

The wooden staircase takes you up to the first floor, where the landing serves as a second living room (55 m<sup>2</sup>) with a big window overlooking the garden, an office attached (6 m<sup>2</sup>), and two bedrooms (28 and 15 m<sup>2</sup>) both with a bathroom ensuite (8 and 6 m<sup>2</sup>). The main bedroom has a big sunny balcony for a cup of tea in the morning sun.

The garden is an absolute work of art as well, with at the bottom a pond of 800 m<sup>2</sup>. Recently a pizza oven has been built with a terrace attached. At the bottom of the garden you...