



## Dream location with stunning views over your own private fishing lake,

87240, Ambazac, Haute-Vienne, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 1 Bath

Dream location with stunning views over your own private fishing lake

# €302,100

Ref: BVI27148

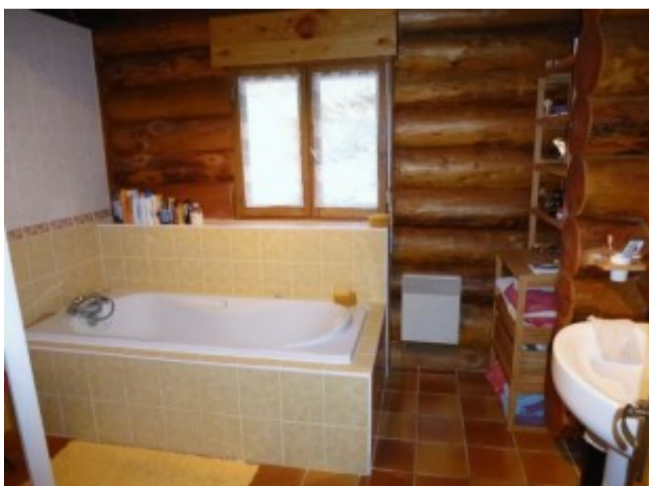
## Property Description

This 3 bedroom house with accommodation over 3 levels is in a stunning location. It has open plan living on the main floor comprising a L shaped kitchen, dining room and lounge. It is heated by a fantastic traditional wood burning stove. Glazed doors give a wonderful view of the lake and lead on to a large balcony, great for barbecues and outdoor dining. There is a bedroom and bathroom on this floor. Above is a large bright room again with wonderful views. The lower floor has a large living area again with glazed doors to the garden and lake. It has another bedroom and shower room as well as a useful utility area. It has a well stocked 5000m2 lake, separate workshop and over 2 hectares of land. On the edge of a village, but with unobstructed views from the south facing balcony over the lake and the surrounding countryside this property offers the best of both worlds. The lake is licensed for fishing and has just undergone a full refurbishment to ensure it conforms to all current requirements.. This property blends into the landscape and is ready to be moved into The local town is a short walk away and Limoges Airport is less than a 40km drive.

Price including agency fees : 302.100 €

Price excluding agency fees : 285.000 €

Buyer commission included: 6%



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