



Beautiful family home with its own private fishing lake,

24360, Champniers-Et-Reilhac, Dordogne, Nouvelle-Aquitaine

* Available * 4 Beds * 3 Baths

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€392,200

Ref: BVI68916

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French Entrée 

Property Description

A rare opportunity to purchase a spacious four bedroom three bathroom property with a two acre lake close to a pretty village with a popular bar and tea rooms.

Built in 2008 this property offers a high standard of accommodation while retaining the feel and charm of a character property with generous sized rooms filled with light.

The ground floor comprises a spacious hallway with views over the garden and lake, a large sitting room with woodburning stove and patio doors to the garden leading to the lake; a kitchen diner, with living-dining room again with stove, separate utility and large shower room with jacuzzi shower. The first floor offers a very spacious master bedroom with ensuite shower room, three further bedrooms and a family shower room. Heating on the ground floor is underfloor and radiators on the first floor fueled by wood or oil.

The 2 acre lake is stream fed and has been well maintained over the years. At it's deepest, the lake is approximately 5m deep and is well stocked with carp.

The property has its own gated entrance and a large separate garage along with the garden, vegetable plot gravelled driveway. Limoges airport is 50km away and Angouleme TGV line is 58km away. Viewing is highly recommended for this quality property.

Price including agency fees : 392.200 €

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Buyer commission, tax included: 6%



