



## 6 Bedrooms - Bungalow - Limousin - For Sale



### Info Agente

|                   |                          |
|-------------------|--------------------------|
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| Nombre empresa:   | Property Sales in France |
| País:             | Francia                  |
| Experience since: |                          |
| Tipo de servicio: | Selling a Property       |
| Specialties:      |                          |
| Property Type:    | Apartments, Houses       |
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### Detalles del anuncio

|                 |             |
|-----------------|-------------|
| Propiedad para: | Venta       |
| Precio:         | EUR 399,500 |

### Ubicación

|                          |                    |
|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Le Dorat           |
| Código postal:           | 87210              |
| Publicado:               | 03/06/2024         |

### Descripción:

This former farm house has been extensively renovated to give a prestige family home in the heart of the Limousin countryside. It was an absolute pleasure to view this property; quite simply breathtaking!

The possibilities for this beautiful home are endless, it could easily be run as a B & B or even a Health/Spa Retreat if not required as a home.

The closest town with a supermarket and all the amenities needed for everyday living Le Dorat (7km) so even though the location seems like the middle of nowhere; you are actually only 7 minutes away from shops, bars, restaurants, supermarkets and a train station.

Le Dorat is the traditional capital of the Basse Marche and within the ramparts of this ancient town are some fine examples of Romanesque architecture, including the Collegiale Saint-Pierre-de-Dorat. The surrounding area has all year round attractions including horse racing (French style) sound and light shows; craft days; All year round markets as well as concerts, tennis, cinema, fishing, sailing and windsurfing in nearby locations.



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Getting to the area is easy with flights from many UK airports into Limoges (50kms) and trains in Le Dorat itself (7kms); having links to services to Poitiers train station where you have TGV connections to Paris, Bordeaux, London & Brussels.

The current owners bought the property in 2006 and have spent the last 11 years turning it into the masterpiece that it is today in-between exploring the wonderful scenery on their doorstep that is the Limousin.

The house has mains water and electricity, gas (Bottled) and the heating is an oil fired central heating system with wood burning fires for ambiance. Drainage is to a fosse which conforms.

## Ground Floor

Entrance Hall - 7.9 x 2.7m with tiled floor, fireplace with wood burning fire doors to living room, snug, Chambre d'amis and pool room and stairs with under stair storage to first floor.

Shower Room - 2.1 x 1.2 with walk in shower, hand basin and W.C.

Lounge/Dining Area - 11.6 x 5.4m with tiled floor, 3 sets of patio doors to back terraces and 2 double windows to front of house, large feature fireplace with wood burning stove.

Kitchen/Breakfast Area - 7.1 x 5.7m with tiled floors, fully fitted kitchen with island setting and professional cooker with fryer. Double windows to front and side of property, patio doors and single door to back garden terrace and under cover al fresco dining area.

## Chambre d'amis

Self contained area with.....

Lounge - 3.4 X 3m with tiled floor and doors to private terrace.

Bedroom - 3.5 x 3.4m with tiled floor, storage cupboards and window to front of property.

En-Suite - 1.9 x 1.9m with shower cubicle, hand basin and W.C.

Pool Lobby/Gym Area - 7 x 3.5m

Pool Room - 12 x 6.5m

## First Floor

Landing - 3.4 x 3m

Bedroom 2 - 4.1 x 3.4m with dual aspect windows to front and side of property



Bedroom 3 - 3.4 x 3.2m with dual aspect windows to back and side of property

Bathroom - 3.2 x 1.4m with shower, hand basin and W.C.

Corridor - 12.2 x 1.5m with 2 sets of patio doors leading to raised terrace

Bedroom 4 - 4 x 3m with window to front of property and.....

En Suite - 2.9 x 1.7m with walk in shower, hand basin & W.C.

Bedroom 5- 4 x 3m with window to front of property and.....

En Suite - 2.9 x 1.4m with walk in shower, hand basin & W.C.

Bedroom 6 - Master Bedroom - 7 x 3m with dual aspect windows and air conditioning unit.

En-Suite - 6.8 x 2.3m with dual aspect windows, bath, walk in shower, vanity unit with hand basin and W.C.

Walk in Wardrobe - 3.1 x 1.9m

Outside

3 Gated Entrances to gardens

Double Garage

Utility Building/Room

Boiler Room,

Pool Pump Room

Well

Paved Terraces and Patios with Gazebo.

Enclosed Gardens - laid to lawn with mature fruit trees and shrubs.

## **Común**

|                            |                     |
|----------------------------|---------------------|
| Dormitorios:               | 6                   |
| Baños:                     | 5                   |
| Pies cuadrados terminados: | 377 m <sup>2</sup>  |
| Tamaño del lote:           | 6456 m <sup>2</sup> |



## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Sí

## Building details

Number of Garages: 1

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.798.440

