



## The perfect charming home and business in an Idyllic location



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 283,078.6

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Bellac
Postcode:	87300
Geplaatst:	03-02-2024

Omschrijving:

What an opportunity...

With a stream running through the grounds and offering over 1.7 hectare of garden and an inground swimming pool with terrace, is this large pretty family home plus two furnished 3 bedroom holiday rental properties, a cottage to renovate, 3 barns plus further outbuildings.

All houses need updating and a new fosse is required

The main house offers on the ground floor a separate Bed and Breakfast room with own access, reception room and bathroom. Large living room plus an L shape kitchen dining room, laundry room and WC.

Upstairs you will find three bedrooms on the first floor plus a bathroom, then a master attic bedroom on the second floor.

Cottage one is furnished and has a living room, kitchen, dining room, 3 bedrooms and a bathroom and a garden.

Cottage two is furnished and offers a large open plan living room kitchen, three bedrooms plus a two bathrooms.



The gardens of this house are a delight, sweeping around over 1.7 hectare of land, a lovely inground swimming pool with terrace, many large trees including oak and lime trees, the gardens drop down to a the stream with bridges allowing you to cross over.

There is a further small house to renovate plus two large barns, workshop, pool house and further outbuildings.

The main town of Bellac is just 6KM away. Here you will find all your daily needs including doctors, pharmacies, dentist, restaurants, artisan shops, bars, supermarkets, theatre and cinema plus a mainline station. Limoges airport is just 40 minutes away.

## **Algemeen**

Slaapkamers:	11
Badkamers:	4
Afgewerkte vierkante meter:	321 m <sup>2</sup>
Lot Afmeting:	17000 m <sup>2</sup>

## **Energy efficiency**

Energy Use (kWh/m <sup>2</sup> /year):	442
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## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/PFYR-T173385/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T173385/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 1634-bvi65218

