



Equestrian centre with 3 gîtes, 24.1ha



Agent Info

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

Advertentie details

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| Vastgoed voor: | Koop |
| Prijs: | USD 935,056.34 |

Locatie

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| Aanbevolen Auto Onderdelen: | France |
| Staat/Regio/Pronvincie: | Nouvelle-Aquitaine |
| Plaats: | Bellac |
| Postcode: | 87300 |
| Geplaatst: | 29-07-2024 |
| Omschrijving: | |

This equestrian and gîte complex is set in the pretty green Limousin countryside. It looks out over a valley decorated with lines of oaks and containing a large communal lake with excellent fishing for carp, trout, eel, pike etc..

The main house dates from before 1750 and shows many original features: interior walls in fine stone or timber with brick in-fill, oak doors and beams. Current accommodation of approx. 170m² is on the ground floor and there is the possibility of converting the similar area first floor which is reached by a fine oak staircase. There is space for 4/5 bedrooms with en-suites which might be operated as a B&B business.

In addition to the main house there are 3 gîtes: a separate farmhouse of approx. 155m², one attached to the main barn of approx. 112m² and a third (approx. 82m²) attached to the main house. This latter has been finished to a high standard. It could be used for a gardian or as a maison d'amis. Communication with the main house would be possible through a door that is presently bricked-up.

A large barn includes 6 horse-boxes, tack room plus areas for large equipment. There is a purpose-built equestrian barn of approx. 550m² with, automatic drinking troughs, wooden double walls and electricity. There is approx. 24.1ha of land with approx 20ha of pasture and fields sown for hay. These fields give more than enough hay, allowing a surplus to be sold. There is excellent hacking from the property. It has been running as a successful business for the last 6 years and figures of income could be given to a serious buyer.

LA MAISON DE MAITRE



Ground floor

HALL – 10.9 x 2.4m (26.2m²)
LIVING-ROOM – 5.4 x 4.7m (25.4m²)
KITCHEN / DINING-ROOM – 5.3 x 5.3m (28.1m²)
UTILITY-ROOM – 3.2 x 1.4m (4.5m²)
STORE ROOM – 3.7 x 3.4m (12.6m²)

BEDROOM 1 – 5.3 x 3.9m (20.7m²)
including EN-SUITE SHOWER-ROOM / WC
BEDROOM 2 – 5.0 x 2.8m (14.0m²)
BEDROOM 3 – 5.0 x 4.8m (24.0m²)
OFFICE / BEDROOM 4 – 3.1 x 2.6m (8.1m²)
BATHROOM / WC – 2.3 x 2.1m (4.8m²)
SMALL HALL – 1.6 x 0.9m (1.4m²)

First floor

Convertible ATTIC above the whole ground floor

LA PETITE GRANGE

(approx. 82m²)

LIVING-ROOM – 6.6 x 4.8m (31.7m²) – ceiling height: 4.1m
KITCHEN – 4.9 x 2.2m (10.8m²)
BEDROOM 1 – 3.7 x 3.3m (12.2m²)
EN-SUITE SHOWER-ROOM / WC – 2.2 x 1.9m (4.2m²)
OFFICE – 3.4 x 2.0m (6.8m²)
MEZZANINE / BEDROOM 2 – 3.5 x 3.8m (13.3m²)
WC – 2.0 x 1.5m (3.0m²) – wash-hand basin

FARMHOUSE

(approx. 155m²)

Ground floor

LIVING-ROOM – 10.9 x 4.2m (45.8m²) – ceiling height: 2.4m
KITCHEN / DINING-ROOM – 5.5 x 4.3m (23.7m²)
CORRIDOR – 3.4 x 1.0m (3.4m²)
BATHROOM / WC – 3.5 x 2.3m (8.1m²)
STORE ROOM – 3.0 x 2.2m (6.6m²)

First floor

BEDROOM 1 – 5.6 x 3.3m (18.5m²) – ceiling height: 2.4m



BEDROOM 2 – 4.9 x 3.4m (16.7m²)
EN-SUITE SHOWER-ROOM / WC – 2.1 x 1.8m (3.8m²)
BEDROOM 3 – 4.4 x 4.1m (18.0m²)
CORRIDOR – 10.9 x 0.9m (9.8m²)

Attached GARAGE – 4.8 x 4.4m (21.1m²)

LA GRANGE

(approx. 112m²)

Ground floor

LIVING / DINING-ROOM / KITCHEN – 10.7 x 4.6m (49.2m²)
BEDROOM 1 – 4.0 x 3.9m (15.6m²)
including EN-SUITE SHOWER-ROOM / WC

First floor

LANDING – 3.0 x 2.3m (6.9m²)
BEDROOM 2 – 4.9 x 4.2m (20.6m²)
BEDROOM 3 – 4.8 x 3.0m (14.4m²)
BATHROOM / WC – 2.3 x 2.0m (4.6m²)

OUTSIDE

MAIN BARN (overall approx. 340m²), with automatic water and electricity. Concrete flooring. Horse shower. Hot and cold water.

2 HORSE-BOXES – 5.2 x 3.1m (16.1m²) each
4 HORSE-BOXES – 4.3 x 3.0m (12.9m²) each
TACK ROOM – 6.1 x 4.4m (26.8m²)
MAIN AREA – 19.6 x 10.7m (209.7m²)

WORKSHOP – 11.9 x 10.9m (130m²)

EQUESTRIAN BARN – 53.0 x 10.5m (556.5m²) – in 8 areas – purpose-built with automatic drinking-troughs, wooden double walls and electricity.

METAL AGRICULTURAL BUILDING – 32.0 x 9.0m (288.0m²) – next to a water point

PIGEONNIER, now 2 HORSE-BOXES

2 ABOVE GROUND POOLS – each 3.2m x 4.9m

KITCHEN GARDEN with raised beds

FRUIT TREES including several varieties of apples, cherries, apricots, plums, peaches, pears, figs



GENERAL INFORMATION

La Maison de Maitre

General condition: excellent
Heating: solid fuel central + wood burner in living-room
Double glazing: every window except office and utility-room
Drainage: septic tank installed in 2006 and approved after inspection
Roof: redone in 1999
4 telephone lines (1 active)
Broadband available

La Petite Grange

General condition: excellent
Heating: gas central heating – LPG
Double glazing throughout
Re-wired in 2006
Roof: redone in 1999
Drainage: septic tank installed in 2006 and approved after inspection

Farmhouse

General condition: excellent
Heating: electric thermostatic controlled radiators + 2 wood burners
Double glazing throughout
Drainage: septic tank installed in 2006 and approved after inspection
Roof: redone in 1999
Broadband: router from MDM (wireless)

La Grange

General condition: excellent
Heating: electric thermostatic controlled radiators + wood burner
Double glazing throughout
Drainage: septic tank installed in 2007 and approved after inspection
Roof: good
Broadband: router from MDM (wireless)

For horses

Veterinary surgeons and farriers nearby
Grazing all year, approx. 3ha
Pasture never floods in winter – field drains in place
Hay on property
Fencing: post + electric + wire

2kms from village with post-office

8kms from larger village with all basic amenities such as doctor, dentist, pharmacy, bank, garage, school,



various shops, weekly food market...
20 mins from Bellac, a sous-préfecture with just about everything.
Limoges airport serving several UK airports: 40 minutes

Information about risks to which this property is exposed is available on the Géorisques website :

The selling price includes 5% agency fees payable by the buyer - Price before fees : 850,000 €

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

FURTHER INFORMATION

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Algemeen

| | |
|-----------------------------|-----------------------|
| Slaapkamers: | 13 |
| Afgewerkte vierkante meter: | 520 m ² |
| Lot Afmeting: | 241000 m ² |

Energy efficiency

| | |
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| Energy Use (kWh/m ² /year): | 176 |
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Building details

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| Parking: | Ja |
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Lease terms

Date Available:



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

Additionele informatie

Website URL:

http://www.arkadia.com/PFYR-T80493/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact informatie

IMLIX ID:

159-lim87bre

