



## For Sale Pretty Cottage in Dompierre-Les-Eglises - 87



### Information de l'agent

Nom:	Catherine Bower
Nom de compagnie:	Property Sales in France
Pays:	France
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (609) 606-082
Languages:	French
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 76,048.23

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Indicatif régional:	87190
Soumis:	07/05/2025

### Description:

For Sale Pretty Cottage in Dompierre-Les-Eglises - 87

Offered for sale is his pretty cottage in the village of Dompierre-Les-Eglises in the Haute Vienne, Nouvelle Aquitaine.

The cottage is nicely renovated and has a garden (1378m<sup>2</sup>) with a well 100m away; just round the corner which is very calm. The house itself is one room/salle de vie (26m<sup>2</sup>) downstairs with a bedroom (16m<sup>2</sup>) and bathroom (3.3m<sup>2</sup>) on the first floor and a newly renovated attic bedroom (20m<sup>2</sup>).

The village of Dompierre-Les-Eglises has a general cafe bar/resto; together with a fishing lake and camping ground; and the house is nicely located and central to the village's amenities, you also have the added advantage of having the countryside literally on your doorstep.

The house is only 7/10 minutes from the nearest supermarket in Magnac Laval and the train station is around 15 minutes away at Le Dorat with direct trains into Limoges and Poitiers, with connections to Bordeaux, London & Brussels. Limoges's airport is a 45-minute drive from the house. Add all that to the even shorter distance to the main road links and you have a location which has everything yet gives the



feeling of being in the middle of nowhere it is so peaceful and quiet there.

The house has mains water, electricity, and drainage, heating is a traditional wood burning fire.

Should you also be looking for a renovation project, to keep you busy, this house could be bought with CB13465 which opposite the garden.

## Cottage

### Ground Floor

Salle de Vie - 6 x 4.38m with tiled floor, feature stone wall, original staircase with understairs storage; window and door to the front of the property; exposed beams, original fireplace with wood burning fire. Fitted kitchen units along the back wall with cooker, hob and extractor fan. Corner Cupboard with hot water tank.

Original Staircase to:

### First Floor

Landing - 2.6 x 2.1m with original cupboard and wood floor which continues into the bedroom.

Bedroom 1 - 4.4 x 3.7m with wood floor, exposed beams and double window to the front of the property.

Bathroom - 2.2 x 1.5m with tiled floor and walls, walk in shower area, vanity unit with handbasin, wc and heated towel rail.

A door from the landing takes you up a newly fitted wood staircase to:

Bedroom 2 - 4.2 x 5.5m into the eaves with storage cupboards the full length of the room to one side, exposed beams, electric radiator and a Velux window.

### Outside

A short walk from the house 100m (you literally turn right outside the door and walk across a tarmacked area onto a small lane, and it is there) is the:

Garden - 1378m<sup>2</sup> of country paradise, a perfectly formed little area for the owners to relax in with fruit trees and a well.

NB: Opposite the garden is a barn and a house to renovate with a bread oven (CB13465) which could be bought with this property if required.

## Commun

Chambres:

2



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Salle de bains: 1  
Dimensions du lot: 1378 m<sup>2</sup>

### Room details

Indoor Features: Fitted kitchen

### Utility details

Heating: Oui

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.896.366

