



## For Sale, Exquisite 8 Bedroom House with Business Potential



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 421,984.4

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Bellac
Indicatif régional:	87300
Soumis:	14/05/2025

### Description:

For Sale, Exquisite 8 Bedroom House with Business Potential - Bellac

Offered for sale is this exquisite 8 Bedroom house, with business potential situated in Bellac in the Haute Vienne, Nouvelle Aquitaine.

Currently operated as a very stylish and successful bed and breakfast, but it is being sold as a house; however, it would be ideal for someone wanting to continue the tradition.

The house sits in a road in the heart of the town and a short walk from the commercial centre of the village, Bellac is a village etape; that is, a small town or village with fewer than 5,000 residents and all the essential shops and businesses, so life here is self-sufficient. The house also has the most exceptional views from the back garden and house of the Blond mountains and surrounding countryside. The village is steeped with history as is the house.

Entering through the grand front door you have a vestibule which leads to a large hallway and lounge, a pleasant area for guests to sit. This hall also has access to the large garage (vehicle entrance to the front of



the house), a small gym, a laundry room and after this a beautiful original wood door leads to the terraces and gardens. Just after the lounge area, to your right is the start of a grand staircase, which perfectly traverses all levels, with a beautiful mid-landing between each floor, giving the house a feeling of luxurious grandeur.

On the 1st floor, the owners have their private accommodation, together with a kitchen and dining room for guests.

The 2nd floor also has 4 bedrooms, all with ensembles

The 3rd floor has a further 3 bedrooms with ensembles, a large storeroom, and 2 further smaller room.

There is ample parking to the front of the property for visitors/guests and to the back of the property you have the most beautiful, newly landscaped gardens, with views toward the village and the church in the valley below, and further afield to the surrounding countryside. It also has a summer private bar area, and a covered area attached to the main house.

The property can be used as a home or a business immediately, no work required and is double glazed with mains drainage and gas central heating.

If you are looking for a grand residence or a stylish business this property is a must to visit; it is an ideal opportunity for someone to have an established business in a busy touristic town for the price of a beautiful family home.

Getting to the area is easy with flights from many UK airports into Limoges and Poitiers airports both accessible by trains from the local station. Poitiers train station also has TGV connections to Paris, Bordeaux, London & Brussels.

Estimated dimensions of all rooms, together with floor plans are available on request

## Commun

Chambres:	8
Salle de bains:	7
Pied carré fini:	362 m <sup>2</sup>
Dimesions du lot:	434 m <sup>2</sup>

## Utility details

Heating:	Oui
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.914.913



# IMLIX

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