



## For Sale - Idyllic Lakeside Retreat with 2 Gites - Rancon - Haute Vienne



### Informazioni sull'Agente

Nome:	Catherine Bower
Nome della ditta:	Property Sales in France
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (609) 606-082
Languages:	French
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 303,472.15

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Rancon
Cap:	87290
Pubblicato:	01/04/2024

Descrizione:

For Sale - Idyllic Lakeside Retreat with Gites - Rancon - Haute Vienne

When the current owners bought this idyllic house overhanging its own lake, with 2 gites and the most amazing setting near Rancon in the Haute Vienne, they bought every nature lover and fisherman's dream. That was a long time ago and now it is time to move on to something more practical. I once had the privilege of looking after the place whilst they went to a family occasion; one of the most relaxing weeks I have ever had; you really do become infused with its magical calm.

You immediately assume you are in the middle of nowhere, because all you can hear is the noise of the river that surrounds the houses gites and land (yes you go over a little bridge onto your island retreat) but you are only 4 minutes from a village with some very nice bars and restaurants; only 9 minutes from a supermarket in the town of Chateauponsac and only 15 minutes from Bellac having links to services to Poitiers train station where you have TGV connections to Paris, Bordeaux, London & Brussels.

Not to mention only 15 minutes away from what is for me one of the most vibrant and beautiful lakes in the area at Saint Pardoux; which has a newly built swimming centre; has a multitude of water sports



activities and hosts regular fetes.

Getting to the area is easy with flights from many UK airports into Limoges (37 minutes) and trains at Bellac.

The current owners bought the house in 2007; they have made a lifetime of memories in that short time; but it is time to move on.

The house and gites (which are all on a single level) have mains water and electricity and drainage is to septic tanks, which conformed when last inspected. The house has solar panels, which generate some of the electricity, this is an area someone may be able to improve and so reduce electricity costs. The house does need some updating and the owner has priced accordingly but is still open to sensible offers.

## Main House

### Entrance

Hallway - 11.6m<sup>2</sup> with access to:

Kitchen - 2.8 x 3.2m with high quality fitted units and tiled walls, large 5 ring hob with cooker, extractor, stainless steel sink and double window looking onto terrace and lake.

Living/Dining Room - 8.3 x 4.2m with wood parquet floor, double doors into the hallway and 2 sets of double doors onto the terrace and side veranda; both overlooking the lake.

Bedroom - 4.2 x 4.2m with wood parquet floor and double doors to the side of the house and door into:

Private Washroom - 2.5 x 1.3m with WC and vanity unit with handbasin and high-level window.

Bedroom 2 - 4.2 x 4.2m with wood floor and double doors to the lake side of the house.

Main Bathroom - 3 x 2.6m with tiled floor and walls, bath with overhead shower, vanity unit with hand basin, W.C., and heated towel rail.

## Gite 1

Conservatory/Lounge

Dining/Kitchen

Bedroom

Bathroom

Gite 2 - Wooden Chalet



Open Plan Living/Kitchen/Dining area.

Bedroom

Bathroom

Summer Kitchen

Split into 2 rooms, one with a W.C this could easily make a 3rd gite.

Garage

Lake and Land

The river runs all the way around the land, you cross a small bridge to access the property, it is your very own island.

## Comune

Camere da letto:	4
Bagni:	3
Dimensione del lotto:	15230 mq

## Room details

Indoor Features:	Fitted kitchen
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## Building details

Number of Garages:	1
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX5.593.463
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