



For Sale Period Country Property with Pool near Le Dorat



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 346,048.36

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Cap:	87190
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Descrizione:

For Sale Period Country Property with Pool near Le Dorat.

For sale is this beautiful period country property with pool, barns, 2nd house for renovation, gardens, woodland, and meadow near Le Dorat.

The main house: originally a farmhouse has 229m² of habitable space and is renovated, but the renovation has not taken away from its period charm. This is a family home and has been so to this family for almost 20 years, their children have now gone, replaced by grandchildren hence the sale at this time. The house holds all their lives and memories as it will for the next lucky people to own it.

It has 5 bedrooms (2 on the ground floor), and 3 on the first floor; the largest of these 3 has a cathedral style ceiling and en-suite facilities. On the ground floor you have a good-sized kitchen/dining with a window looking out into the mature gardens and a large living room. The expansive landing on the first floor is a great 2nd sitting area with TV. In total you have 3 bathrooms, 1 on the ground floor, 2 on the first floor.

To the front of the house, you have lawn and a natural pond, the outbuildings are attached to the main



house with an impressive 76m long frontage, which includes the house for renovation.

The main gardens at the back of the property are exceptionally private, mainly laid to lawn with a healthy range of fruit trees including Cherry, Kiwi, Plum, Fig, Gooseberry, Apple, and several grape vines, together with an extensive and productive potager. Within the garden you have a fenced and terraced area with a figure 8 inground swimming pool (10 x 6m) with a pool room, and a stone built Pigeonnier/Dovecote which could easily be converted. The garden flows very well and includes a boules pitch and a large stone-built chess board together with secluded eating/relaxing areas.

Not far from the house you have a 1.1Ha field, and a woodland plot which the current owners use to supply all the firewood they need; a marvellous bonus!

The nearest villages are Lussac-les-Eglises which has a SPAR supermarket, pharmacy, butcher, and a few bars and restaurants and Saint-Leger-Magnazeix: a lively village with a bar, restaurant, post office, newsagent, and garden centre. The nearest towns are Le Dorat (21km) Chateauponsac (24km), La Souterraine (26km) and Bellac (30km).

Le Dorat and Bellac have train stations with trains to Limoges and Poitiers, Poitiers station has cross platform TGV connections to Paris, Bordeaux and other French cities plus Brussels and London (via Lille). La Souterraine has direct trains into Paris, making this area very accessible.

Limoges Airport is around 1 hours' drive, Poitiers around 1hour 30 minutes; both having a great variety of flights into the UK and other European destinations.

The house benefits from mains electricity and water; drainage is a septic tank. The house is double glazed and has oil fired central heating, and wood burning fires. Broadband is available with fibre being installed this summer.

The property is charming and really must be seen to be appreciated. Before the current owners bought it was being used as a Chambre D'hotels and the layout does mean the house could be very simply split into 2 homes.

Ground Floor (with exposed beams throughout)

Front Entrance - with space for coats/shoes

Living Room - 7 x 8.5m with tiled floor, original stone fireplace, wood burning fire, and dual aspect windows.

Kitchen - 6 x 4m with tiled floor, fitted kitchen units, Rayburn stove and window looking into the main gardens.

Bedroom 1 - 5 x 4m with tiled floor and window to front of property.

Bedroom 2 - 5 x 4m with tiled floor, wood burning fire and window to front of property.



Bathroom - 3 x 3m with tiled floor, French style sitz bath, with overhead shower, hand basin and WC.

Rear Entrance Hall - 3 x 1.5m with original oak staircase leading to....

First Floor

Landing/Day Room - 8.5 x 4.5m with office and TV area; wood burning fire, exposed beams, low level, and Velux windows and a large picture window with views along the lane.

NB: If you wanted to run a B & B / Gite or turn this into a 2-family house this area would be ideal as a kitchen/living/diner

Bedroom 3 - 4 x 3m with Velux window to front of property.

Bedroom 4 - 4 x 3m with Velux window to front of property.

Family Bathroom - 5 x 1.5m with bath, shower W.C. with low level and Velux window.

Bedroom 5 - 8.5 x 6m with oak beams and A-frame and window to front of property.

Ensuite Bathroom - 2.8 x 2.3m with Velux window, hand basin, shower and W.C.

Outside

Attached Gardens - with lawns, vegetable plot, fruit trees, mature trees and shrubs, fenced pool area.

Pool Room - Could quite easily be another small house subject to planning permission.

Pond - to the front of the house

Barn 1 - Housing the central heating system, storage, and workshop area

Barn 2 - Used as a store/garage.

Small House to renovate. Subject to planning permission.

Pigeonnier/Dovecote

1.1Ha Field

Woodland 2310m²

Comune

Camere da letto: 5



Bagni: 3
Dimensione del lotto: 18811 mq

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Sì

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.239.696

