For Sale 3 Houses, 2 Barns, Gardens. Lussac-les-Églises. 87

Informazioni sull'Agente

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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 169,719.77

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Lussac-les-Eglises
Cap:	87360
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Descrizione:

Offered for sale are 3 houses and 2 barns with the most beautiful gardens, edge by a stream, near Lussac-les-Églises in the Haute Vienne, Nouvelle Aquitaine.

The village of Lussac-les-Eglises, is just 3km away and it has a SPAR supermarket, pharmacy, butcher, and a few bars and restaurants, Saint-Leger-Magnazeix (8kms): a lively village with a bar, restaurants, post office, newsagent, and garden centre. The nearest towns are Magnac Laval (13km) Le Dorat (17km) Chateauponsac (30km), La Souterraine (33km) 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 1st house has 1 bedroom and was renovated over the last 30 years, the second house is 2 bedroom

and again has been renovated, it was used as a gite at one point, the 3rd house needs complete renovation. The houses sit in their own little row (the renovation house is behind the gite) and are set nicely away from the country lane that passes the front of them; to the back of the houses, you have the most amazing gardens of around 8240m2 with well, potager, hangar, terraced eating areas, BBQ, pond. All of this is edged by the small stream, which I assume is named as it is because of the beautiful woodlands on the far bank which frame the garden perfectly and make the garden feel quite private and magical.

House 1 - Has a nice entrance hall which runs to the door into the back garden, a downstairs toilet and shower room and a large living/dining/kitchen area, upstairs is a large landing, a second bathroom and again a very large bedroom, which would easily split into to two if required.

House 2 - Has a kitchen/dining room, a separate living room and a back hallway with WC AND access to the back gardens, upstairs you have a landing, 2 bedrooms and a bathroom with WC.

House 3 is a total renovation, personally I would just tidy it up and use it as a gym or summer kitchen/games room.

The first 2 houses benefit from mains electricity and water; drainage is a septic tank; it was inspected in 2018 and there were some reservations reference vent pipes, this would have to be verified, but it works perfectly well. The first 2 houses are mostly double glazed and house 1 has a pellet burning fire, House 2 has the provision for a wood burning fire.

The owner has a fibre internet connection.

House 1

Ground Floor

Entrance Hall - 2.8 x 8.5m with tiled floor, stairs to 1st floor, doors to front and back gardens and internal doors to, living/kitchen/dining room and shower room.

Shower/Wet Room - 2.3 x 2.2m with shower attachment, hand basin and WC

Living/Kitchen/Dining Room - 4.4 x 8.5m with tiled floor, dual aspect windows, exposed beams, original fireplace with pellet burning fire and bespoke wood, kitchen.

Stairs in the entrance hall leading to:

1st Floor Landing - 5.6 x 2.7m with, window to front of property and doors to:

Bathroom - 2.7 x 3.8m with double window to back of property, bath, vanity unit/handbasin, walk in shower area and WC.

Bedroom - 4.2 x 8.6m with wood floor, dual aspect windows and fitted wardrobe.

House 2

Ground Floor

Kitchen/Dining Room - 5.65 x 4.93m with tiled floor, exposed beams, original fireplace, stairs to 1st floor, door to front of house and internal doors to, living room and back hallway.

Living Room - 5.6 x 3.9m with original tomette tiled floor, window to front of house and door into:

Back Hallway - 2 x 4.5m with original tomette floor, exposed beams, window and door to back of house and door to:

W.C. - 1.7 x 1.9m with hand basin

Stairs in the Kitchen/Dining Room leading to:

1st Floor Landing - 3.6 x 1.9m with wood floor, Velux style window and doors to:

Shower Room - 2.7 x 1.9m with Velux style window, wood floor, walk in shower area, hand basin and W.C.

Bedroom 1 - 3 x 6m (at longest) with wood floor, exposed beams and window to front of property.

Bedroom 2 - 4.2 x 4.9m (at widest) with wood floor, exposed beams and window to front of property.

Outside

Gravelled Area - To the front of the houses and barns with room for parking.

Barn 1 - 120m2 ideal parking/storage area suitable for a camper van

Barn 2 - 80m2 used as a workshop

House 3 - 70m2 for renovation if require, I could see it as a good storage area (it has an attached hangar space, for wood/garden machinery) or possibly a games room/summer kitchen project.

Gardens - with well, paved and gravelled BBQ/dining areas leading to lawns, orchard and potager with pond, chicken house and stream bordering the edge of the gardens with woodland to the other side of the stream, giving a beautifully feeling private setting, quite magical.

Total Outside Space of approximately 8240m2

Comune

Camere da letto:	3
Bagni:	3

Dimensione del lotto:	8240 mq

Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.787.757