



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 519,108.71

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Mazerolles
Publicato:	26/08/2025
Descrizione:	

Located in a very small hamlet in a rural area surrounded by fields and trees, this renovated 6-bed house comes with a pool, barn, lake and 1-bed guest house. The property has 12ha of land, 9 of which are rented to a local farmer on an annual agreement. The main house interior with wooden flooring and exposed beams, has been fully-renovated and tastefully decorated. On the ground floor you will find a modern kitchen with dining area and woodburner, a large dining room and lounge with stone fireplace and woodburner, a office/games room and a utility room with WC. The main part of the house has five double bedrooms, two of which are en suite. Two family bathrooms serve the three bedrooms on the first floor. The Tower Suite includes a large oak-beamed bedroom, a large bathroom with roll top bath and shower and a spiral staircase to the children's twin bedroom, which affords beautiful views of the countryside. In the garden is an above ground pool, cleverly landscaped into the garden space. The 1-bedroom guest house includes an open living room-kitchen and a shower room. This is currently classed as a gite and any future owner would need to re-register the business. There is a large barn attached providing the possibility for further development, subject to the necessary permissions. The property's lake provides the opportunity for private fishing or boating, or is just a place to watch nature go by. The local town has a small grocery shop and bakery - there are several larger market towns within a 10 to 15 minute drive. The airport at Limoges is approximately 1-hour away. Both the house and gite contents and furniture are available to purchase by separate negotiation. Price including agency fees : 449 970 € Price excluding agency fees : 424 500 € Buyer commission, tax included: 6%

### Comune

Camere da letto:	6
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Bagni: 5  
Finito piedi quadrati: 305 mq  
Dimensione del lotto: 24685 mq

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/MLSM-T9399/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9399/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi80177

