



## For Sale 5 Bed House with Gardens - Droux - 87



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 97,550.74

### Posizione

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

For Sale 5 Bed House with Gardens - Droux - 87

### AGENCY FEES PAID BY SELLER

For Sale is this 5-bed house, with attached garden and outbuilding near Droux - 87. This property would suit as a holiday or permanent residence.

The location is very quiet, and the house is the first one you come to, so right on the edge of the hamlet; but it is only minutes away from 4 very good towns which have everything needed for everyday living, it is so nice to have a choice, with Magnac Laval 8 minutes' drive, Chateauponsac 11 minutes, Le Dorat 12 minutes and Bellac only 15 minutes away!

Getting to the area is easy with flights from many UK airports into Limoges (44km) and trains at Bellac 15 minutes away, having links to services to Poitiers train station where you have TGV connections to Paris, Bordeaux, London & Brussels.

The current owner bought in 2006 and has, converted the barn and replaced the roof, the children have



since flown the roost and it is time to downsize.

The house has mains water and electricity, gas is bottled, drainage is to a fosse which would not conform. The windows are a mix of single and double glazing and heating is currently a wood burning fire; as I said above the roof is in very good condition.

The barn extension gives the house potential has a B & B, or even a gite; whatever the next owners decide to do, they will have the most peaceful garden which overlooks some beautiful countryside.

The total area of the house is 194.85m<sup>2</sup> and the gardens are 1693m<sup>2</sup>

## Ground Floor

Kitchen/Dining Room - 5.8 x 4.3m (25m<sup>2</sup>) with tiled floor, exposed beams, original oak cupboards, fitted kitchen, 2 double windows and a door to the front of the property and the original wood burning cooker, which has never been used by this owner, but did once run the central heating system.

Dining Room - 3.2 x 4.7m (15m<sup>2</sup>) with laminate floor, exposed beams, double window and French doors to back garden and stairs to original 1st floor.

Living Room - 7.6 x 5.2m (40m<sup>2</sup>) with tiled floor, exposed beams, wood burning fire, 2 French doors into back gardens stairs to 1st floor and doors to:

Bedroom 1 (currently used as an office) - 3.9 x 3m (11.7m<sup>2</sup>) with tiled floor, exposed beams, French doors to side gardens and door into:

Bathroom - 2.7 x 2.7m (7m<sup>2</sup>) tiled floor, half tiled walls, extractor fan, corner bath, walk in shower, vanity unit with hand basin and WC

## First Floor

A staircase from the Dining room leads to:

Bedroom 2 - 2.4 x 3.2m (7.6m<sup>2</sup>) with window to back of the property

Bedroom 3 - 3.9 x 5.7m (22m<sup>2</sup>) with two windows to the front of the property

Bathroom - 3.6 x 2.5m (9m<sup>2</sup>) with exposed beams, bath, vanity unit with hand basin and WC and window to back of property

These three rooms would make a perfect main bedroom with dressing room and ensuite, leaving the other rooms with their own ensuites giving an ideal setting for a B & B business or just for family and visitors.

A staircase from the Living room leads to:



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Open Landing/Day Room - 6.5 x 4.5m (30m<sup>2</sup>) with laminate floor, Velux window, 2 storage cupboards (1 and 2m<sup>2</sup>) and doors to:

Bedroom 4 - 3.2 x 2.5m (8m<sup>2</sup>) with tiled floor, exposed beams, small window to the front of the house, Velux window and door to:

Shower Room - 1.1 x 3.2m (3.4m<sup>2</sup>) with shower cubicle, hand basin and WC

Bedroom 5 - 3.3 x 2.8m (9m<sup>2</sup>) with tiled floor, exposed beams, Velux window and sliding door to:

Shower Room - 1.1 x 3.4m (3.7m<sup>2</sup>) with shower cubicle, hand basin and WC

Outside

The house is detached with garden to 2 sides.

Outbuilding - (23m<sup>2</sup>) the first section is double height and would make a nice workshop/Atelier; the second smaller section is single height ideal for chickens.

Gardens - with terraced paved area, mature shrubs and trees and gated access.

Zu verkaufen: Haus mit 5 Schlafzimmern und Garten - Droux - 87

Zu verkaufen ist dieses Haus mit 5 Schlafzimmern, angrenzendem Garten und Nebengebäude in der Nähe von Droux - 87.

Diese Immobilie eignet sich sowohl als Ferienhaus als auch als Dauerwohnsitz.

Die Lage ist sehr ruhig, und das Haus ist das erste, auf das man stößt, also direkt am Rande des Weilers; dennoch ist es nur wenige Minuten von vier sehr schönen Orten entfernt, die alles bieten, was man für den Alltag braucht. Es ist so schön, die Wahl zu haben: Magnac-Laval ist 8 Autominuten, Chateauponsac 11 Minuten, Le Dorat 12 Minuten und Bellac nur 15 Minuten entfernt!

Die Anreise in die Region ist einfach: Es gibt Flüge von vielen britischen Flughäfen nach Limoges (44 km) und Zugverbindungen nach Bellac, das 15 Minuten entfernt liegt und Anbindungen zum Bahnhof Poitiers bietet, wo Sie TGV-Verbindungen nach Paris, Bordeaux, London und Brüssel haben.

Der derzeitige Eigentümer hat das Anwesen 2006 gekauft und die Scheune umgebaut sowie das Dach erneuert. Die Kinder sind inzwischen ausgezogen, und es ist an der Zeit, sich zu verkleinern.

Das Haus verfügt über Wasser- und Stromanschluss, Gas wird in Flaschen geliefert, die Abwasserentsorgung erfolgt über eine Grube, die nicht den Vorschriften entspricht. Die Fenster sind teils einfach, teils doppelt verglast, und die Heizung erfolgt derzeit über einen Holzofen; wie bereits erwähnt, ist das Dach in sehr gutem Zustand.



Der Anbau der Scheune bietet dem Haus das Potenzial für ein B&B oder sogar eine Ferienunterkunft; was auch immer die nächsten Eigentümer entscheiden, sie werden einen ausserst ruhigen Garten haben, der einen Blick auf die wunderschöne Landschaft bietet.

Die Gesamtfläche des Hauses beträgt 194,85 m<sup>2</sup> und die Gartenfläche 1693 m<sup>2</sup>.

À vendre : maison de 5 chambres avec jardin - Droux - 87

À vendre : maison de 5 chambres avec jardin attenant et dependance, situee pres de Droux - 87.

Cette propriete convient aussi bien comme residence secondaire que comme residence principale.

L'emplacement est tres calme, et la maison est la premiere que l'on rencontre, donc juste a l'entree du hameau ; mais elle n'est qu'a quelques minutes de 4 tres belles villes qui offrent tout le necessaire pour la vie quotidienne. C'est tellement agreable d'avoir le choix, avec Magnac-Laval a 8 minutes en voiture, Chateauponsac a 11 minutes, Le Dorat a 12 minutes et Bellac a seulement 15 minutes !

Il est facile de se rendre dans la region grace aux vols au depart de nombreux aeroports britanniques a destination de Limoges (44 km) et aux trains a Bellac, a 15 minutes, qui assurent la liaison avec la gare de Poitiers ou vous trouverez des correspondances en TGV vers Paris, Bordeaux, Londres et Bruxelles.

Le proprietaire actuel a achete la propriete en 2006 et a renove la grange et remplace le toit ; les enfants ont depuis quitte le nid et il est temps de demenager dans un logement plus petit.

La maison est raccordee a l'eau courante et a l'electricite ; le gaz est en bouteille et les eaux usees sont evacuees vers une fosse septique qui ne serait pas conforme aux normes. Les fenetres sont un melange de simple et double vitrage et le chauffage est actuellement assure par un poele a bois ; comme je l'ai mentionne plus haut, le toit est en tres bon etat.

L'extension de la grange offre a la maison un potentiel pour un B&B, voire un gite ; quelle que soit la decision des prochains proprietaires, ils disposeront d'un jardin des plus paisibles donnant sur une magnifique campagne.

La superficie totale de la maison est de 194,85 m<sup>2</sup> et celle des jardins de 1 693 m<sup>2</sup>.

Condizione: Very Good

## Comune

Camere da letto: 5  
Bagni: 4  
Dimensione del lotto: 1693 mq

## Room details

Indoor Features: Fitted kitchen

## Utility details



Heating:

Si

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

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