



## Rural House, Gite for Sale with Barn, Gardens - Le Dorat - 87



### 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 185,665.92

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Cap:	87210
Publicato:	20/05/2026

Descrizione:

Rural House, Gite for Sale with Barn, Gardens - Le Dorat - 87

A real gem of a house with Granny Annexe/Gite/Barn and hangar set in a quiet rural hamlet not far from Le Dorat and Bellac; dept 87. For Sale exclusively with our agency.

This house is renovated to a very high standard with a good-sized garden and very well-maintained outbuildings and barn.

The house was originally 2 properties and now gives you a 2-bedroom house with a 1-bedroom gite, simply by locking a door, both sections still having their own car access and gardens. On the ground floor you have 4 reception areas, which are open plan, one bedroom and a garage, on the first floor you have 2 bedrooms and 2 attics, which could be converted if required. Attached to the house is a hangar/covered area which is currently used as a seating/entertainment area, a paved terrace and a barn and other outbuildings all on one plot. The gardens to the back of the house are beautifully private.

The closest village with shops to here is Le Dorat (12km) so even though the location seems like the middle of nowhere; you are only 9-12 minutes away from shops, bars, restaurants, supermarkets and a



train station.

Le Dorat is the traditional capital of the Basse Marche and within the ramparts of this ancient town are some fine examples of Romanesque architecture, including the Collegiale Saint-Pierre-de-Dorat. The surrounding area has all year-round attractions including horse racing (French style) sound and light shows; craft days; All year-round markets as well as concerts, tennis, cinema, fishing, sailing and windsurfing in nearby locations.

Getting to the area is easy with international flights from many destinations Limoges (56kms) and trains in Le Dorat itself (12kms); having links to services to Poitiers train station where you have TGV connections to Paris, Bordeaux, London & Brussels.

The house has mains water and electricity; drainage is to a septic tank which conforms.

## Ground Floor

Kitchen/Dining Room - 6 x 4.7m with tiled floor, exposed beams fitted kitchen and French doors to garden terrace.

Lounge Area - 6.2 x 3m with tiled floor, exposed beams and original stall oak yolks; French doors to terrace. Under stair storage and access to garage.

Stairs leading to.....

## First Floor

Landing - with double windows and power points for computer, currently used as an office area.

Bedroom 1 - 4.2 x 4.2m carpeted with exposed beams and dual aspect windows to back and side of property.

Bedroom 2 - 3.5 x 4m carpeted with exposed beams and window to back of property

Bathroom - 2.5 x 2.5m with laminated floor, bath with shower attachment, hand basin and W.C.

A door from the landing area opens into.....

Attic 1 - 6.5 x 4.5m

Attic 2 - 3 x 7.5m

Downstairs again a door from the kitchen dining room leads to.....

Kitchen 2 - 3.5 x 2.5m with double sink and base units.



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Lounge/Dining Room 2 - 5 x 4.25m with tiled floor, exposed beams and fireplace with wood burning fire.

Bedroom 3 - 5 x 3.5m carpeted with window to front garden and door to.....

Bathroom 2 - 3.7 x 2.2m with tiled floor, high level window, walk in shower, hand basin, bath with mixer tap and W.C.

NB: THIS AREA COULD BE TOTALLY SELF CONTAINED JUST BY CLOSING A DOOR, GIVING A GREAT GRANNY FLAT OR GITE.

## Outside

Hanger - 7 x 3.7m which is a great covered cinema/bar/entertainment area

Rear paved and walled terrace.

Steps up into second garden area with.....

Former piggeries - 6.2 x 6.5m

Barn in good condition with second level - 6 x 5m

Garage - 7 x 4.2m with up & over door. (Attached to main house)

The gardens are laid to lawn with assorted mature fruit trees, plants & shrubs.

Condizione: Good

## Comune

Camere da letto: 3

Bagni: 2

Dimensione del lotto: 1735 mq

## Room details

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.476.969



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