



## For Sale Smallholding with Gites and Pool - Haute Vienne



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 469,408.7

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Postcode:	87190
Geplaatst:	02-04-2025
Omschrijving:	

For Sale Smallholding with Gite Potential and Pool - Haute Vienne

Offered for sale is this private smallholding (2Ha) with gite potential and in ground Swimming Pool near Saint-Leger-Magnazeix in the Haute Vienne, Nouvelle Aquitaine.

Once whilst walking around this amazing renovation, I stopped for a while to watch a fox with her cubs playing in the farmers' fields behind the house; something I suppose you take for granted when you live in such a wonderfully private and tranquil setting.

The chemin/track leading to the house is privately owned by the owners and a local farmer, who has a barn/hanger just before you get to this amazing property.

It is a typical French Farmhouse which has been enlarged, renovated, and updated, whilst keeping its original charm and then cleverly continued through on the upper level into the barn and outbuilding areas, giving individuality to all areas and the next lucky occupants a plethora of options for family living and guest accommodation; and/or an income from gites, or B & B.

It is finished off with a beautifully private 12 x 5m swimming pool (2m deep at one end); simply



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stunning.. anything is possible with this home.

Saint-Leger-Magnazeix is 5 minutes' drive away and Lussac-les-Églises is a 10-minute drive, both have shops, bars, and restaurants.

Le Dorat is around 18 minutes away and is the traditional capital of the Basse Marche. Within the ramparts of this ancient town are some fine examples of Romanesque architecture, including the Collegial 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 flights from many UK airports into Limoges (59 minutes) and trains in Le Dorat itself; 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 fosse. Gas central heating is installed, in the old farmhouse side of the property, the other side of the house has modern electric radiators. The end barn is wired for underfloor heating, but the project in there has stopped now due to the sale. The roof is in very good condition and broadband is available.

For anyone looking for a smallholding setting, an idyllic retreat B & B or Gite Business or just somewhere totally private to retreat to then look no further; this is the perfect solution.

## Main House - Ground Floor

Salle de Vie - 8 x 7.5m with tiled floors, fully fitted kitchen with island, wood burning fire, double window and French doors to back terraces, French doors and 4 panel double height windows with central French doors to front of property, doors to bedroom, bathroom and barn and stairs to the most amazing minstrel gallery/mezzanine.

Bedroom 1 - 5 x 3.7m

Bathroom 1 - 2.7 x 2.7m with shower, bath, vanity unit with hand basin and W.C. and washing machine fixture.

Stairs from the Salle de Vie lead to::

## First Floor

Landing/Gallery Mezzanine - a great bonus space

Bedroom 2 - 4.7 x 2.7m with exposed beam and Velux window

Bathroom 2 - 3.5 x 2m 3.4 x 3m with wood floor, shower cubicle, vanity unit with hand basin, bidet, W.C., and Velux window.



Bedroom 3 - 3.6 x 2.4m with Velux

Bedroom 4 - 3 x 2m with Velux

Here there is a small landing (2.8 x 2.7m) with a connecting door to the main farmhouse

Farmhouse - Ground Floor

Under stair Pantry - 1 x 2m

Open Plan Living/Dining Room - 8 x 4m with tiled floor, exposed beams original fireplace and window and door to front and doors to back of gite and pool terrace.

Kitchen Area - 3.4 x 2.4m with tiled floor, fitted units and window and patio doors leading to the 2nd terrace and the swimming pool.

Bedroom 1 - 4.3 x 3.4m with tiled floor, exposed beams, and window to front of gite.

Bedroom 2 - 3 x 3.5m with tiled floor and window to front of gite.

Bathroom - 3.7 x 3.5m with tiled floor, white beams, shower cubicle, bath with shower attachment, hand basin, W.C. and doors to back terrace.

Stairs from the open plan living/dining room lead to:

Bedroom 3 - 3.4 x 2.9m with Velux

Bedroom 4 (The Wooden Bedroom) - 3.6 x 3.5m with exposed beam, and Velux window

NB: Above the wooden bedroom is storage space of approx. 3.6 x 3.7m

Master Bedroom 5 - 5 x 3.1m with double window to front of house and door to balcony/walkway leading to sewing room.

Master Bedroom En Suite - 3 x 3.1m with exposed beams, sunken bath, hand basin and W.C.

Walk in Wardrobe - 2.7 x 2.5m

Outbuildings

To the left of the Main House...

2 Gable end lean to buildings of 3 x 2m each, for renovation



Attached Barn - 8 x 6.5m with a second floor the same size. The ground floor is already prepared for underfloor heating and has a door into the main salle de vie of Gite 1.

To the Right of the Farmhouse is:

Annexe - Ground Floor

Kitchen/Utility Area - 3 x 2.4m with a window to the front of the gite

Storeroom

Salle de Vie - 6 x 6.8 with widow to 2 sides and stairs to...

Annexe First Floor

Bedroom - 6 x 7.5m with dual aspect windows a balcony to the front of the gite with external stairs to the gardens.

Ensuite Shower Room - 3 x 2m with shower cubicle, hand basin and W.C.

After the annexe you have...

Stone Potting Shed - 4 x 3.5m

Garden Equipment Shed - 3.4 x 3.3m

Log Store - 10.2 x 1.7m

Stone Storage Shed - 1.8 x 1.7m

Stone Central Heating Shed - 1.7 x 1.5m

Landscaped Gardens to the back of the property with

Swimming Pool - 12 x 6m with a 2m deep end and surrounded by a paved patio/sun terrace.

and::

Two Covered Sitting/Eating Areas/Patios at the back of the property.

Mare-Large Pond

Orchard

Well - Free water is always a bonus!



All the above is set on just over 5 acres with a private chemin as the only access, no one comes up the chemin unless they are the local farmer (who has a barn just before the house), invited or lost!

Conditie: Very Good

## Algemeen

Slaapkamers: 10  
Badkamers: 5  
Afgewerkte vierkante meter: 280 m<sup>2</sup>  
Lot Afmeting: 20555 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Ja

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.762.135

