



## For Sale Pretty Country Residence at Luchapt - Vienne



### Информация об агенте

|                    |                          |
|--------------------|--------------------------|
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| Specialties:       |                          |
| Property Type:     | Apartments, Houses       |
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### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 231,749.36 |

### Местоположение

|                  |                    |
|------------------|--------------------|
| Страна:          | Франция            |
| Область:         | Nouvelle-Aquitaine |
| Почтовый индекс: | 86430              |
| Добавлено:       | 07.05.2025         |

Описание:

**AGENCY FEES PAID BY SELLER**

### For Sale Pretty Country Residence at Luchapt - Vienne

For sale is this pretty country house with barn in a hamlet in the commune of Luchapt in the Vienne, Nouvelle Aquitaine. It would not surprise me if this house was in a design magazine somewhere as the owners have exceptional taste.

The owners are open to sensible offers

The house is situated in a hamlet just 1.5km from the village of Luchapt and was formerly 3 cottages, which have been converted into an extremely pleasing 3-bedroom home, with extensive gardens of over 3 000m<sup>2</sup>. The hamlet is not very large, and the house sits to one end with rural views to 3 sides. A peaceful hamlet but not very far from larger towns like, L'Isle Jourdain (8km), Availles Limousine (15km) and Confolens (25km).

L'Isle Jourdain has supermarkets (Intermarche and COOP), restaurants, bars, Pharmacy etc together with outdoor activities on the Vienne River including a newly built water park.



The international airports at Limoges (60km), and Poitiers (70km) for daily flights to several UK destinations are only one hour away. The nearest train station is Lussac Les Chateaux (30km) with train links to Limoges and Poitiers; the latter providing cross platform TGV connections to Paris, Bordeaux and other French cities plus Brussels and London (via Lille).

The current owners bought around 2008 and have made 3 run down cottages into a very elegant and pleasing home.

The house benefits from mains electricity and water; drainage is to a septic tank which would not conform but works perfectly well. The roof is in good condition. It is double glazed and has wood fires for heating.

The gardens around the house are quite extensive with a large kitchen garden to the rear, featuring several raised beds for vegetables, poly tunnel and established fruit (vines, gooseberry, redcurrant, blackcurrant, blackberry, blueberry, strawberry. There are also apple and pear trees to the front orchard area.

The house faces west and stays nice and cooler in the hotter months, it has been a long-term holiday home for the owners; hence they have installed two Solar Venti panels, these are solar radiators which pump warmed dry air into the property thus avoiding humidity issues should the house be empty for long periods of time.

House Ground Floor - Tiled throughout with beautiful travertine stone floors.

Lounge - 5.5 x 5.2m with exposed beams, Godin wood burner (9kw) and two double windows to front of property.

Reception - 5 x 5.2m with exposed beams, Godin wood burner (9kw) double window and French doors to front of property and stairs to first floor.

Bedroom 1 - 3.9 x 3m with feature beam and double opening doors onto a small terrace.

Shower Room - 2.2 x 1.5m with WC

Dining Room - 5.5 x 5.2m 2 double windows to the front of the property, exposed beams with Godin wood burner (13kw)

Kitchen - 4.8 x 4.8m with fitted units, integrated dishwasher, microwave, double range cooker and double sink. You also have a quaint mezzanine area and a door leading to a large terrace for alfresco eating.

Utility Room - 3x 1.5m with water heater, washing machine, tumble dryer and freezer.

Состояние: Good

## **Общие**

Спальни: 3



Ванные комнаты: 3  
Площадь участка: 2535 кв м

### Utility details

Heating: да

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.896.364

