

# FOR SALE – CHARACTER 4-6 BEDROOMED DETACHED HOUSE IN THE HAUTE VIENNE REGION OF FRANCE

A LOVELY HOME FOR A FAMILY, OR A COUPLE, OR AS AN INVESTMENT FOR THE FUTURE .....AND  
...A HOUSE TO BE PROUD OF!



- Traditionally and thoughtfully renovated south facing character 4/6+ bedroomed 'maison de maitre', renovated with care & 'ready to move into'.
- Located in the Haute Vienne region, in the SW corner of the Limousin, close to the Perigord region of the Dordogne & near the Charente border.
- At edge of friendly town (approx 1200 inhabitants), within walking distance of all local amenities and lovely open countryside.
- Just 30-45 minutes drive to Limoges airport & Angouleme rail station (TGV).
- 4/6 bedrooms, 2 bathrooms, dining room, lounge, open plan spacious leisure area, workshop, large 50sqm barn, lovely established 1200sqm garden with old well.
- Mains drainage, broadband.
- Many original features including polished oak floors & staircases & beamed ceilings.
- Ample space for family and friends!
- A quality of life, quieter roads, and in a lovely region of France!

## THE ACCOMMODATION

### GROUND FLOOR

HALLWAY – Polished oak staircase & beamed ceilings.

LOUNGE (or Lounge/Diner\*) - Double aspect bright through lounge with feature stone wall and 'Godin' woodburner.

DINING ROOM \* (or Bedroom 5) – With marble fireplace and 'Godin' woodburner.

KITCHEN – Fully fitted with concealed lighting and view over garden.

### LOWER LEVEL Staircase to..

WINE STORAGE AREA.

WC/SHOWER.

STOREROOM – Shelved.

WORKSHOP – Workbenches, storage areas, multiple power outlets.

## **UPPER LEVEL - 1st FLOOR**

LANDING – Polished oak staircase & beamed ceiling.

BEDROOM 1 – Double bedroom, southerly aspect, fireplace, beamed ceiling, and polished oak floor.

BEDROOM 2 – Double bedroom, southerly aspect, fireplace, beamed ceiling, and polished oak floor.

BEDROOM 3 – Double bedroom, beamed ceiling, and polished oak floor.

BEDROOM 4 – Double bedroom, beamed ceiling, polished oak floor, fitted original oak wardrobe.

BATHROOM/WC - Fully tiled, with Spa Bath and Shower.

## **Staircase up to... 2nd FLOOR**

GALLERIED LANDING.

CONVERTED ROOF SPACE - Spacious and bright, fully converted 60sqm beamed open plan area with six Velux windows plus two additional windows. Ample concealed storage units and many power points.

Presently used for relaxation and leisure. *The space could easily be partitioned to form two additional bedrooms or could be used as an office area.*

## **THE EXTERIOR**

### **GARDEN**

The 1200sqm enclosed garden has numerous established trees and shrubs, and includes grapevines, magnolia, lilac, fig, walnut, plum, cherry, damson, and apple trees. There is also a vegetable garden, storage shed, composter and water butts, as well as a delightful old well, with a pump, which we use for watering the garden – a great saving!

### **BARN**

The large 50sqm separate barn is great for storage and logs, but could also easily accommodate several cars or possibly utilised for other use.

## **TRANSPORT LINKS**

### **AIR**

The property is just 30 minutes drive from LIMOGES BELLEGARDE INTERNATIONAL AIRPORT. There are many regular cheap flights (Flybe or Ryanair) to Limoges from Leeds, Bristol, East Midlands, Liverpool, London Gatwick, London Stansted, Manchester, Newcastle, Southampton, Belfast, Aberdeen, Edinburgh, Glasgow, and Inverness.

### **RAIL & MOTORWAY**

35-50 minutes' drive to LIMOGES BENEDICTINS RAIL STATION and ANGOULEME RAIL STATION (TGV).  
Approximately 40 minutes' drive to the N20 AUTOROUTE.

## **OTHER**

BROADBAND INTERNET - MAINS DRAINAGE - HEATING - Two 'Godin' wood burning stoves plus electric radiators switchable to gain the advantage of off-peak electricity - WIRING AND PLUMBING - fully up to date and compliant with current standards - PART DOUBLE GLAZED. Exterior recently painted.

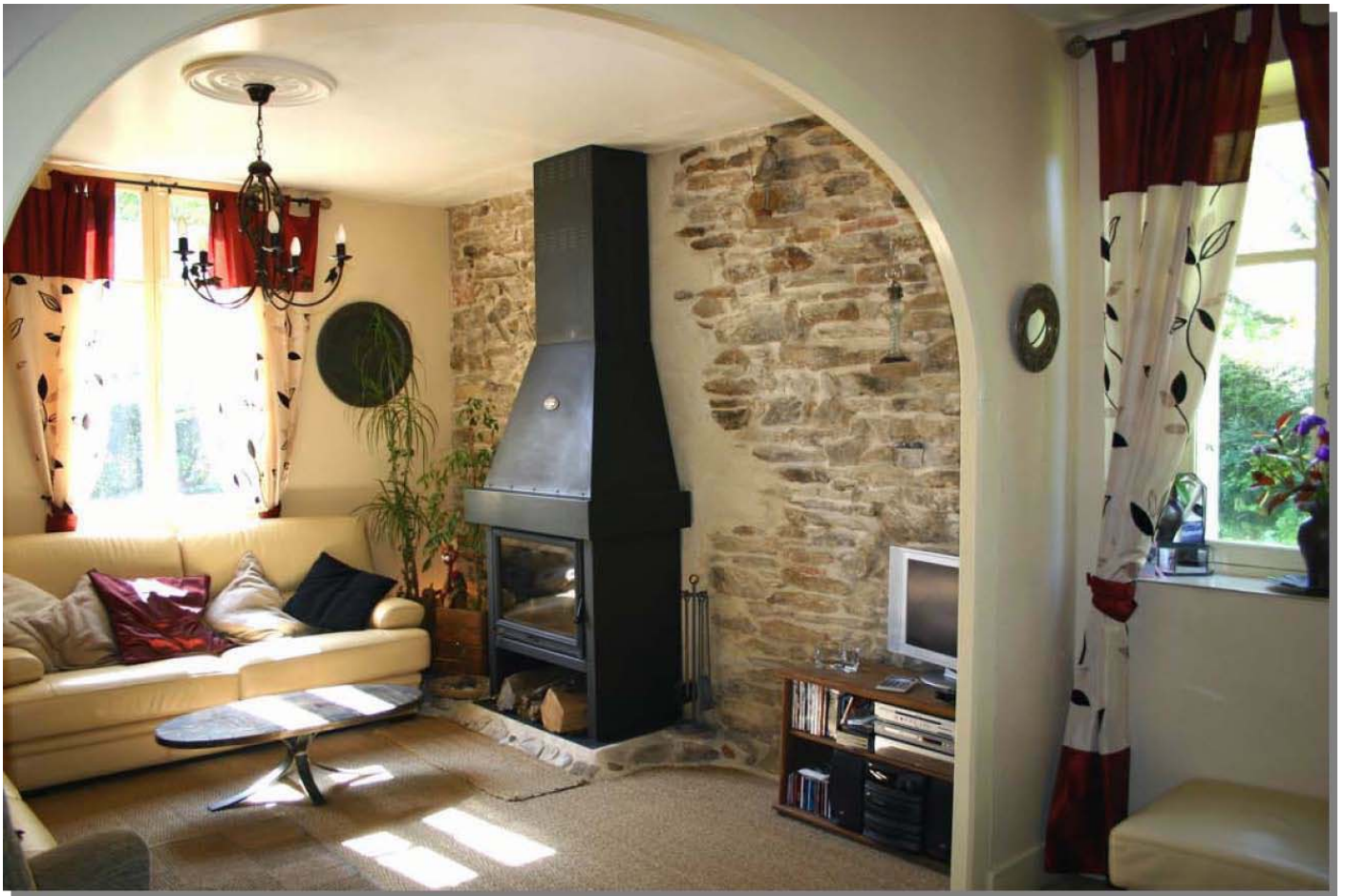
The property was purchased by the present owners 8 years ago and they are now wanting to downsize, but intend to stay in France. The house really needs to be viewed to be fully appreciated.

## **CONTACT US**

Please contact us if you would like more information or a viewing. We would be happy to respond to any enquiries.... Please email us quoting reference "SHRA website" - [rilbren@yahoo.co.uk](mailto:rilbren@yahoo.co.uk)

**NOTE:** Any measurements are approximate.





↑ Through Lounge



↑ Dining Room



↑ Bedroom 1



↑ Bedroom 2



↑ Bedroom 3



↑ Bedroom 4 (currently in use as a music room).



The Garden

