





INTERNATIONAL



# SPACIOUS VILLA WITH PRIVATE PARK, POOL AND II ROOMS - IDEAL FAMILY HOME OR B&B IN SAINT-PRIEST-TAURION

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SPACIOUS VILLA WITH PRIVATE PARK, POOL AND 11 ROOMS – IDEAL FAMILY HOME OR B&B IN





#### PROPERTY FACT FILE

REFERENCE A15921

PRICE € 530,000

£ 0\*

\*agency fees included: 6 % TTC to be paid by the buyer (500 000 EUR hors honoraires)

BEDROOM 8

BATHROOM 3

ACCOMMODATION 300 m<sup>2</sup>

LAND 10896 m<sup>2</sup>

TOWN Saint-Priest-Taurion

DEPARTMENT

LOCATION Village property

TYPE Maison de Vacances, House,

Country House

CONDITION Good condition

FEATURES Swimming Pool, Other Drainage,

Garage

\*Price based on current exchange rate which is subject to change





- Spacious villa with 11 versatile rooms
- Private 1,2-hectare park with century-old trees
- Heated pool and summer kitchen
- Ideal for family living or B&B potential
- Just 20 min from Ambazac, Limoges and airport

Spacious and elegant villa in Saint-Priest-Taurion, just 15 minutes from Limoges and 25 minutes from the airport. Set on a private 1,2-hectare park with century-old trees, this property offers 11 rooms over 2 floors, perfect for a large family, shared living, or guesthouse / B&B with privacy ensured. Refined interior: marble and parquet flooring,

#### DESCRIPTIF

Discover this exceptional property in Saint-Priest-Taurion, Nouvelle-Aquitaine, combining historical elegance and modern comfort. Ideally located just 10 minutes from Limoges and 20 minutes from the airport, this villa offers a peaceful countryside setting while remaining close to urban amenities and essential services.

Spacious and versatile home

With II rooms across two floors, this villa offers rare flexibility:

Large family: multiple private spaces for everyone.

Shared living with family or friends: privacy and comfort maintained.

Guesthouse or B&B potential: the upper floors allow separation of guest areas from owner spaces, ensuring privacy and comfort for all.

Refined and renovated interior

The house has been carefully renovated, preserving its period charm while incorporating modern and eco-friendly features:

Ground floor: bright 20 m<sup>2</sup> kitchen opening onto the terrace, 25 m<sup>2</sup> dining room, 48 m<sup>2</sup> double living room, large marble-floored entrance hall.

Main staircase in cast iron and copper, elegant and functional.

First floor: 4 spacious rooms ( $2x25 \text{ m}^2$ ,  $1x20 \text{ m}^2$ , 1 office 11 m<sup>2</sup>), bathroom with WC.

Second floor: master bedroom with bathroom and WC, plus 3 bedrooms of 25 m<sup>2</sup> each.

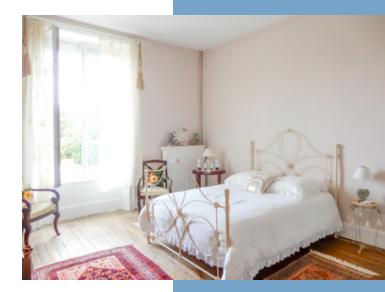
Full cellar and functional utility room.

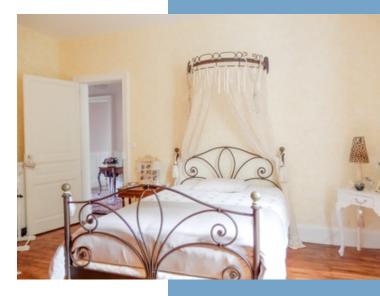
Electric shutters with remote control for optimal comfort.

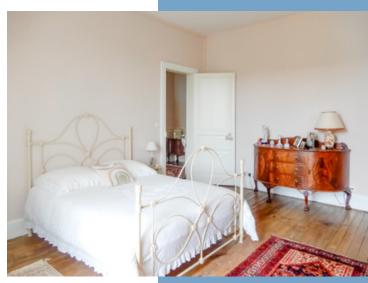
More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A15921 COMPLETE FILE AND PHOTO ON REQUEST SPACIOUS VILLA WITH PRIVATE PARK, POOL AND 11 ROOMS – IDEAL FAMILY HOME OR B&B IN SAINT-PRIEST-TAU...

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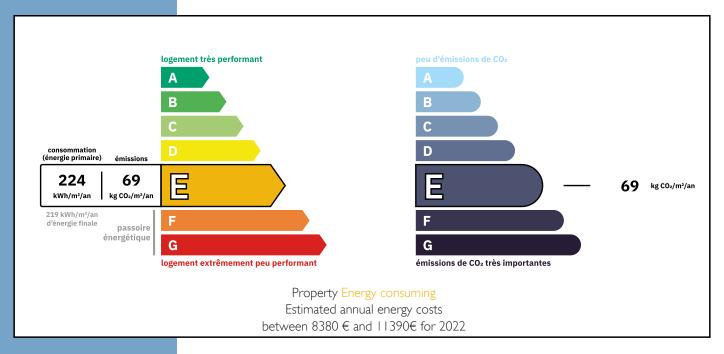


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Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

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## **ENERGIE-DPE**



### NOTICE

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## CONTACT

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