



GLORIOUS PROPERTY WITH SEPARATE GÎTE  
AND INCREDIBLE VIEWS.



## PROPERTY FACT FILE

REFERENCE	A27702WT23
PRICE	€ 503,500 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (475 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	6
ACCOMMODATION	500 m <sup>2</sup>
LAND	8770 m <sup>2</sup>
TOWN	Villard
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking

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

- 2 elegant houses, tastefully decorated
- Views
- Covered terrace
- Hot Tub
- Separate guest wing, and separate gîte

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For lovers of gracious living, this wonderful ensemble of 2 elegant properties plus a guest wing, sits peacefully in the north-west of the Creuse. With 500 m<sup>2</sup> of habitable space, there are a total of 9 beautiful bedrooms, and the potential to extend further into numerous impressive outbuildings.

## DESCRIPTIF

**The Main House** – Approached through stately double gates, and dating back to the 17th Century, this breathtaking period property has a large farmhouse dining kitchen/sitting room with lovely chimney and woodburner, a stunning drawing room that leads to a covered terrace, a stylish dining room, a large utility room, and six magnificent bedrooms, two of which are ensuite and in their own guest wing.

**The Second House** – Standing outside the main gates, this self-contained home is fully renovated and full of charm. It has a chic kitchen, a spacious dining/sitting room with woodburner, and a bedroom and shower room downstairs. Upstairs there are two further bedrooms with enchanting beams, and a bathroom.

**Outside** – The attached land of over 2 acres consists of a gravelled frontage with plenty of parking, a dreamy terraced garden area at the back with hot tub, and a more informal area with water reservoir, two wells and a potager to the side. There are several large barns attached to the main house.

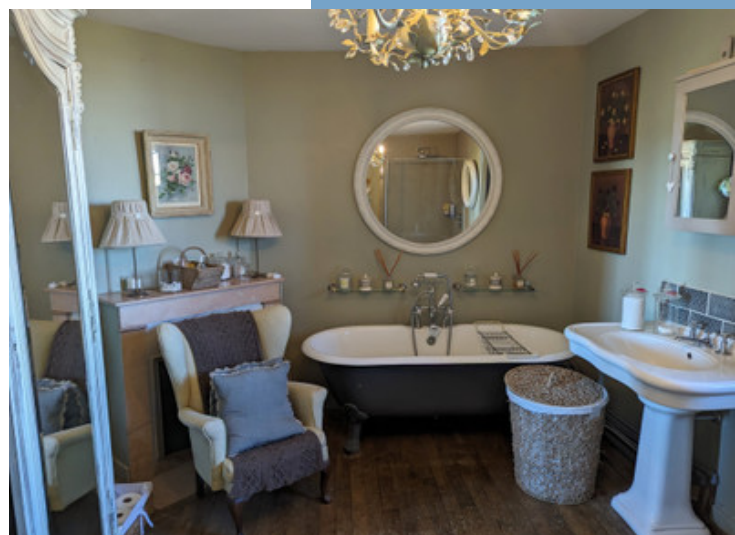
Shops and amenities are only a short trip away from this property, with Aigurande, Guéret and La Souterraine all within half an hour. The superb “Vallée des Peintres”, which has inspired painters such as Monet, and the picturesque village of La Celle-Dunoise, with its popular restaurant, are both just 15 minutes away, and the international airport at Limoges is one hour.

This type of quality property doesn't come on the market very often. With its high ceilings, interior

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27702WT23>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

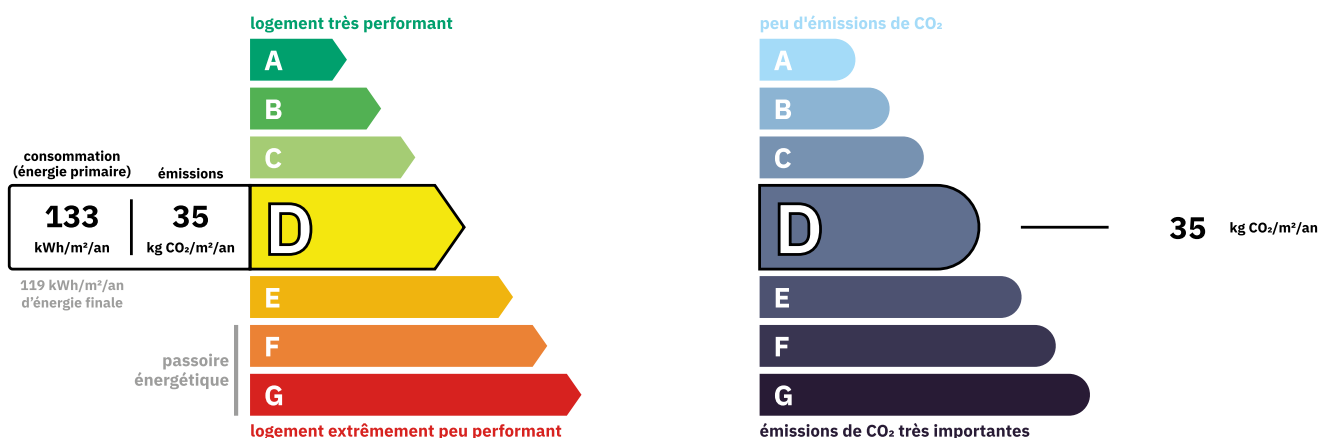
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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



Property **Poorly efficient**  
Estimated annual energy costs  
between 3210 € and 4400€ for 2021

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

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AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)