

Immaculate 4 bedroom chateau with an adjoining 3 bedroom gite and outbuilding. Set on 5.7 hectares.



INFORMATION

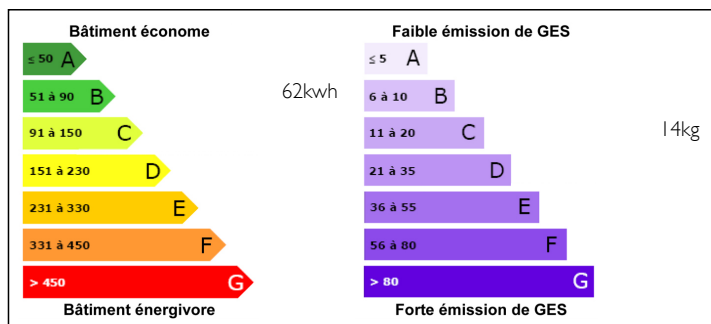
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	7
Bath:	4
Floor:	430 m2
Plot Size:	57870 m2



IN BRIEF

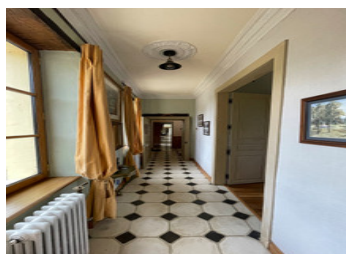
This beautiful residence has been tastefully renovated and offers approximately 430 m² of living space. Set in the middle of quiet gently rolling countryside yet only a short drive (4 km) to a small village providing full local facilities (village shop bar/restaurants bakery butchers etc). The market town of Bellac (20 km) offers an extensive range of shops and services, several restaurants and bars and also benefits from rail services to Limoges and Poitiers. Limoges airport is a stress free 45 minute drive away (58 km) offering daily flights to several UK destinations. An inviting relaxed countryside retreat.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1657 EUR

NOTES

DESCRIPTION

The front door opens to a long corridor that extends to both ends of the two wings and provides access to all the the ground floor rooms. The layout is as follows.

Kitchen (36 m²) A lovely, light room with bespoke crafted oak units, a wood-burning stove and access to the wine cellar.

Dining room (28 m²) with its restored original floor and insert fire. A built-in cupboard has been restored and the large windows provide lovely views of the surrounding countryside.

Sitting room (25 m²) with oak panelling on the walls and built in TV cupboard.

Crafted oak panelling can also be found in the study (19 m²) together with bespoke built in cupboards and desk.

Craft room (7 m²) bespoke oak elements. Downstairs toilet.

From the entrance hall, a staircase leads to a landing which again extends from one wing to the other providing access to the 4 bedrooms.

Bedroom 1 (21 m²) located in the right-hand tower, with built-in oak wardrobes and countryside views.

En-suite bathroom (17 m²) with shower and claw foot bath.

Bedroom 2 (28.5 m²)

Bedroom 3 (27.5 m²)

Shower room (3.5 m²) with shower, wash basin and WC.

Bedroom 4 (16 m²) located in the left hand tower with en suite shower room (9 m²) with shower, wash basin and WC.

Dressing room (7 m²) with bespoke oak elements.

Access to the attics of the towers, which are used as storage space.

The adjoining self-contained gite comprises on the ground floor:

Kitchen/dining room (12 m²)...