

Superb maison de maître style 9 bedroom detached country house.



## INFORMATION

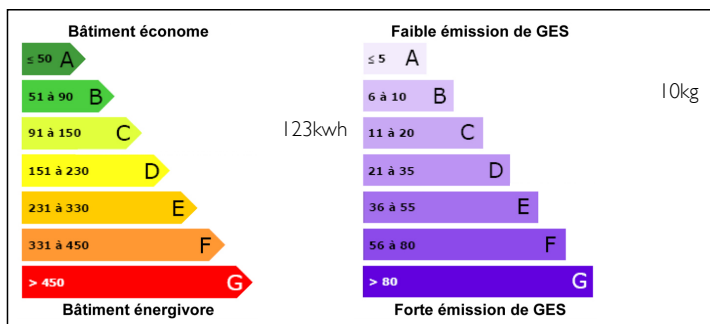
Town:	Bussière-Poitevine
Department:	Haute-Vienne
Bed:	9
Bath:	8
Floor:	387 m2
Plot Size:	2764 m2

## IN BRIEF

Currently trading as a bed and breakfast business set in a country house in a peaceful location. 5 letting rooms, one on the ground floor. Most have en-suite facilities. Huge lounge with wood-burning stove. Various outbuildings including a workshop and a massive, fully equipped bar.



## ENERGY - DPE



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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: 1580 EUR**

## NOTES

## DESCRIPTION

The B&B has been set up with a particular appeal for motorbiking holidays, with many quiet rural roads in the area and the Circuit du Val de Vienne under 30km away.

The house is a solid Maison de Maître set in its own grounds. It is in a quiet location but only about 2 kms from a busy village with amenities.

### GROUND FLOOR

A huge well-equipped lounge (46.5 m<sup>2</sup>) with a wood burning stove and access to the hall, the garden and the kitchen. The kitchen (15.2 m<sup>2</sup>) is equipped to commercial standards with stainless steel worktops. A room off the entrance is set aside as an office (10 m<sup>2</sup>). The elegant entrance hall (6.1 m long x 3.3 m wide) features a motor bike, beams, a wooden staircase and a large unit for display of tourist information.

There is a ground floor family bedroom (17.5 m) with en-suite facilities.

### FIRST FLOOR

5 double bedrooms (18.8, 17.9, 16.7, 15.8 and 12.3 )m<sup>2</sup>, 4 of which have a shower room and WC.

A separate bathroom and a separate WC.

There is a small area on the landing equipped with easy chairs and a dresser where guests can help themselves to tea and coffee.

### SECOND FLOOR

Largely given over to owner's accommodation, there are 3 double bedrooms, all with en-suite facilities.

There is a lounge area (31.5 m<sup>2</sup>) and one of the bedrooms has a storage area in the vaulted and beamed roof.

### OUTSIDE

A large workshop (60 m<sup>2</sup>) comes in handy for motorbike maintenance.

There is a utility...