

A beautiful renovated 7-bedroom farmhouse in quiet setting, with huge barn and views of the countryside.



## INFORMATION

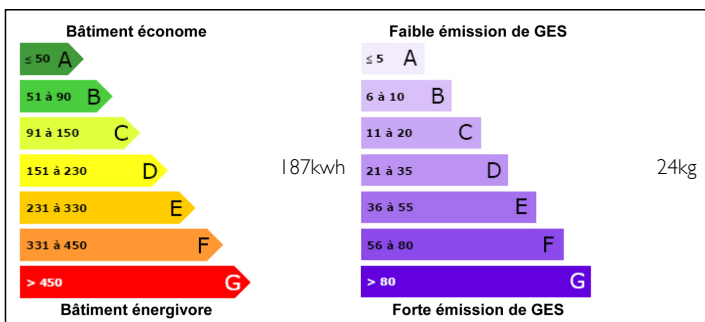
Town:	Rancon
Department:	Haute-Vienne
Bed:	7
Bath:	7
Floor:	250 m2
Plot Size:	3384 m2



## IN BRIEF

A bright and spacious restored 7 bedroom farmhouse set in the beautiful Haute Vienne countryside with garden and views of the countryside. This is a beautiful country residence consisting of a main house with 5 bedrooms with ensuite bathrooms sleeping up to 15 guests, large living room, dining room and kitchen. The owner's residence consists of 2 bedrooms with ensuite bathrooms, laundry room, pantry, kitchen, and living room. There is a stone barn/reception centre used for retreats and weddings with the capacity to host up to 60 people. There are also options to configure the property for B&B, with additional income-generation possibilities from the smaller cottage as gîte rental. This house boasts the best possible energy rating, gas central heating, wood burners, double-glazing and is in excellent condition throughout. There are amenities and schools within easy reach as well as the airports - Limoges -30 minutes and Poitiers 1hr30.

## 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.



## DESCRIPTION

This is a charming 170 year old stone property oozing with character and many original features. It is a holiday retreat in the gorgeous countryside of the Haute Vienne near to the town of Bellac and Rancon. It has been used as a therapy retreat centre and offers accommodation in the gîte up to 15 people. The property is set in a quiet location with spectacular views of the local countryside and Rancon forest. It is within a short drive of the village of Rancon which offers a bakery, bar/restaurants, hairdressers, post office, and tea room with épicerie. The Lake St Pardoux is a short drive with beaches, outdoor heated swimming pool and various activities. The property is around 30 minutes drive from Limoges Airport.

At the main entrance there is an elegant hallway with a large dining room with original fireplace with a log burner and feature bread oven. The floor is tiled with exposed beams (31m<sup>2</sup>) leading into a modern styled fully fitted kitchen (17m<sup>2</sup>) with Aga-style cooker and a corner walk in pantry housing a 200 litre hot water boiler. The lounge is to the left of the hallway and with exposed beams (21m<sup>2</sup>). An elegant corridor leads to a bedroom with tiled flooring (15m<sup>2</sup>) with an ensuite bathroom with a bath, wash-hand basin, toilet and cupboard. There is a bedroom along the hallway (20m<sup>2</sup>) with an ensuite bathroom, a large heated linen cupboard and separate toilet. The owners accommodation is separate...

## LOCAL TAXES

**Taxe foncière: 1500 EUR**

## NOTES