

Stylish and beautifully presented property with amazing business potential close to Dompierre les Eglises.



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Dompierre-les-Églises |
| Department: | Haute-Vienne          |
| Bed:        | 4                     |
| Bath:       | 1                     |
| Floor:      | 105 m2                |
| Plot Size:  | 9166 m2               |

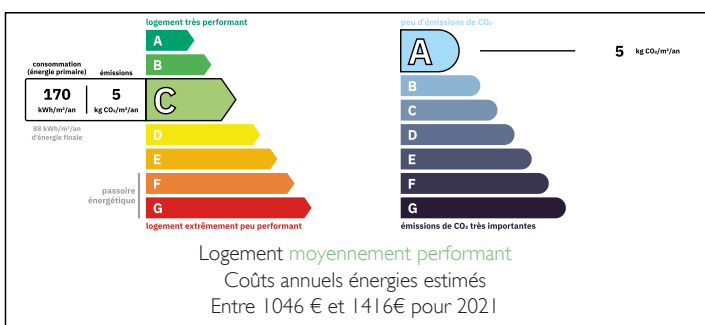
## IN BRIEF

The house used to be part of the larger chateau estate and has recently been tastefully renovated with a high energy efficiency rating, whilst still retaining many of its gorgeous original features. Although there is still room to develop further, if required, the large attic space could be turned into a master suite, teenage den, craft room or office.

The fabulousness doesn't end there, the business opportunities this property has to offer are huge. The various barns and massive hanger could be developed into a gîte complex, workshops and much more. The field could also be developed into a yurt complex or camping site, or you could create your very own small holding with grazing animals etc.



## 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

### The House

Though the iron gates and into the parking area, large enough for several cars. The house is an imposing building, with it's new roof and newly painted facade.

In through the front door and into the entrance lobby area (approx 7 m<sup>2</sup>) With the original flagstone floor and coin stones around the door, you immediately get a feel for the history of this building.

To the right is the door to the kitchen-diner (approx 23.5 m<sup>2</sup>) This sociable space is ideal for entertaining with double doors leading back out onto the front garden. There is an enormous fireplace with woodburner, the original and stunning flagstones on the floor, and exposed beams on the ceiling. The fitted kitchen is well designed, with a range cooker and the added bonus of beautiful original built-in cupboards, so storage is not an issue.

From this room you access a lobby area that has the most wonderful original staircase going up to the first floor and attic space. By the stairs the owners have cleverly created a little snug/reading area (approx 3 m<sup>2</sup>)

The Living room (approx 15 m<sup>2</sup>) just off the lobby and provides a sophisticated and very comfortable place in which to unwind and relax.

On the first floor there are 4 bedrooms, all with double glazed windows, exposed ceiling beams and laminate flooring:

Bedroom 1 (approx 12.5 m<sup>2</sup>) Elegant double bedroom with window to the front of the property.

Bedroom 2...

## NOTES