

Fabulous home with potential to develop a two bed B&B along with a very cute two bed gîte.

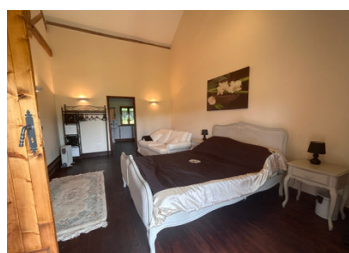


INFORMATION

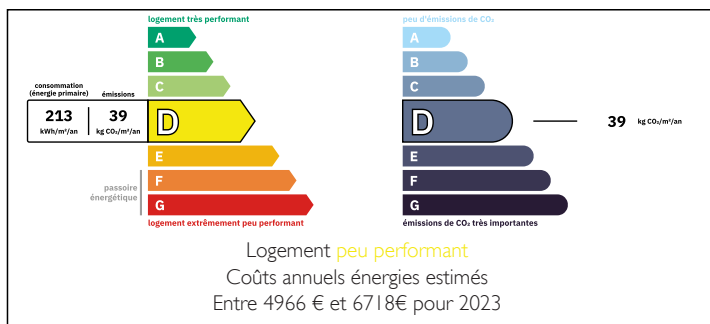
Town:	Mailhac-sur-Benaize
Department:	Haute-Vienne
Bed:	5
Bath:	5
Floor:	285 m2
Plot Size:	9127 m2

IN BRIEF

Situated in the beautiful Haute Vienne countryside between Saint Sulpice les Feuilles (approx 7km) to access all facilities and St Leger Magnazeix (approx 6kms), this property offers a comfortable family home which could also be a fantastic business opportunity. In addition to these two lovely properties there is an attached garden (900m2) plus 8753m2 of attached land sufficient for a horse or a couple of ponies.



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: 1757 EUR

Taxe habitation: 2466 EUR

NOTES

DESCRIPTION

The main property:

On the ground floor, an entrance porch (5m2), a large 57m2 open plan and extremely attractive sitting room, dining room and fully fitted kitchen with flagstone flooring, log burner and door leading to the garden, a WC, and utility room (9m2).

Upstairs there is a stunning master bedroom (50m2) and a bathroom (9m2) with bath, separate shower unit and WC.

This part of the building could be the owners accommodation as there is a separate entrance for access to what could be the B&B.

B&B potential

This part of the property, although still an integral part of the main building comprises of a large entrance hall area/dining room (17m2) with stairs leading to a 18m2 salon on the first floor (with log burner) and gorgeous views over the countryside to the front of the house. Also at the top of the stairs and via a 5.5m2 corridor (with two substantial storage cupboards) you will find two luxury bedrooms; the first (23m2) with an en-suite shower room (4m2) with WC and the second (21m2) with en-suite bathroom (11m2) with bath, separate shower unit and WC.

Also attached to the main house and which can be accessed internally from the utility area on the ground floor, is a 60m2 barn which is great for storage or could be used as a garage/workshop.

Gîte

Upon entering the pretty two bedroom gite you will find a well equipped kitchen/diner (12m2) with a log burner, a sitting room (12m2),...