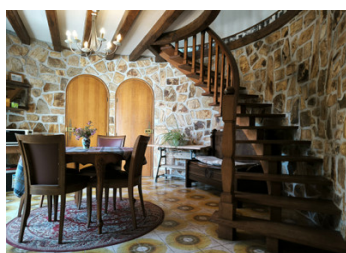
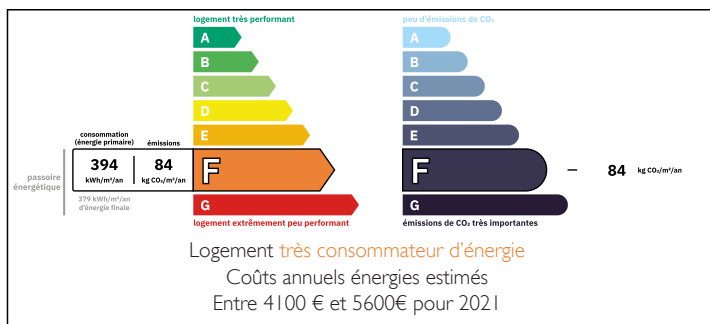


Charming Character Property with B&B Potential Close to the River Gartempe

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	164 m2
Plot Size:	3553 m2

IN BRIEF

This charming traditional French property offers a fantastic opportunity to create a family home with the added benefit of continuing the existing Bed & Breakfast activity. The accommodation is cleverly arranged with separate access and a locking door between the private and guest areas, allowing you to maintain your privacy.

The main house offers a bright open-plan kitchen/dining/living area, orangery, two bedrooms and a bathroom. The B&B area includes a beautiful round dining room, bedroom/living room, veranda, conservatory, bathroom and separate WC, plus an impressive guest bedroom with stained-glass windows and exceptional countryside views.

Outside, the gently sloping garden leads towards the River Gartempe and includes a patio, additional seating area, above-ground pool with decking and hot tub. There are also two garages. Oil-fired central

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 charming traditional French property offers excellent versatility and would make a wonderful family home while retaining the opportunity to continue operating as a Bed and Breakfast. The current layout provides excellent separation between the private living accommodation and the guest areas, with a separate entrance and a locking door connecting the two, allowing the owners to maintain their privacy.

The main house is accessed through an entrance leading into a lovely orangery (3.5x6.1m), a versatile space ideal for entertaining, dining or simply relaxing. This opens into the bright and spacious open-plan kitchen, dining and living area (5.1x9.8m), which forms the heart of the home. Large windows and French doors overlooking the garden and patio fill the room with natural light and create a welcoming family space. The existing fireplace could potentially be reinstated with a wood-burning stove, subject to the necessary approvals and installation requirements, providing additional warmth and ambience during the cooler months.

A locking door from the main living area provides access to the Bed and Breakfast accommodation, allowing the two areas to be easily separated. The B&B area includes a spectacular round dining room (13m²) enjoying beautiful views over the garden, a bedroom/living room (4.3x4.6m) with a veranda leading directly to the garden, a conservatory providing a pleasant space to relax, a bathroom with WC (3.8x2m) and a separate WC.

A spiral staircase leads to a particularly impressive guest bedroom (15m²). Bright and spacious, this room features beautiful stained-glass windows and...

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