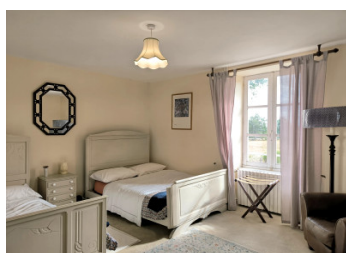


Beautiful 9 bed Maison de Maître, full of character, successful BnB with separate guest entertainment room.

EXCLUSIVE



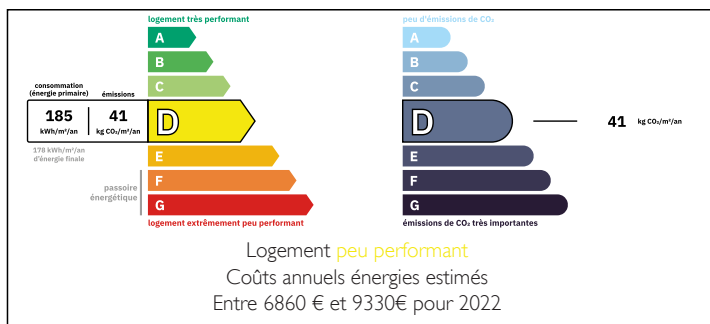
INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	9
Bath:	9
Floor:	341 m2
Plot Size:	2764 m2

IN BRIEF

Magnificent Maison de Maître with established 9-bedroom chambre d'hôtes business, commercial kitchen, bar/dining room and exceptional panoramic views. Set in a peaceful private location just 2km from Bussière-Poitevine, this spacious property offers three floors of bright, beautifully presented accommodation. Features include a grand entrance hall, large lounge/diner with wood-burning stove, newly fitted kitchen, 9 bedrooms, several ensuite shower rooms, second lounge/games room and extensive guest facilities. The converted barn includes a beautifully decorated bar/dining room with traditional bread oven, commercial kitchen and utility room. Improvements include renewed electrics and plumbing and a new solar system providing electricity and hot water. Secure enclosed garden, garage/workshop and outbuildings. A fantastic opportunity for a successful B&B or spacious family home with business potential.

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

Magnificent Maison de Maître with established 9-bedroom B&B, commercial facilities and exceptional views.

This magnificent Maison de Maître offers an exceptional opportunity to acquire a substantial and beautifully presented property with an established 9-bedroom chambre d'hôtes business, set in a peaceful countryside location just 2km from the popular village of Bussière-Poitevine.

Offering generous accommodation over three floors, impressive reception rooms, extensive guest facilities and breathtaking views across the Limousin countryside, this is a property with enormous versatility and genuine income potential.

The property is approached via a magnificent entrance hallway, featuring a beautiful newly carpeted staircase leading to the upper floors. All of the upstairs bedrooms have also been carpeted for added warmth and luxury for your guests. The accommodation throughout is bright, spacious and tastefully presented.

On the ground floor is a grand and exceptionally spacious lounge/diner measuring 10.25m x 4.36m, with ample room for a large dining table and a comfortable seating area centred around a wood-burning stove. The newly fitted kitchen provides a modern and practical space for everyday living.

Also on this level is a very spacious bedroom, currently used as a gym, together with a sauna, which may be available to purchase separately. This room has a generous ensuite bathroom. There is also a separate WC, office and useful storage cupboards.

The first floor has a beautiful newly carpeted landing, with a comfortable seating area providing a peaceful place to sit and enjoy a book. There are five bright

NOTES