

Ref PFSBO/Customer 693

A lovely home and 2 successful gites plus potential for more!

270 m² of habitable surface (2906 sqFt)

5500 m² of land (59201 sqFt)

15 rooms

8 bedrooms

wood heating

good structural condition

A unique opportunity to acquire a home and successful established gite business.



PLEASE SCROLL DOWN FOR MORE PHOTOS!

We are situated in a lovely area in the South of the Haute Vienne, 5km from the town of St Yrieix la Perche and 30km from the city of Limoges, with its International airport, with frequent flights to many destinations in the UK.

We have a longere with a large open-plan kitchen and lounge with a beautiful stone fireplace with a bread oven. There are 3 double bedrooms and everything is in good decorative order, ready to move into. There is a very large loft area, ideal for conversion, and a cellar under part of the house.

Outside, there is a large T-shaped driveway and a double garage with a beautifully landscaped and well-planted garden with fruit trees and flower beds and a pergola and eating area.

The 2 gites, which have been running now for 7 years are situated on the other side of the driveway, in a barn conversion with attached piggery.

The gites come fully furnished and complete with the web site created for the business, please enquire for the web-site address.

La Porcherie is a beautifully converted piggery which still retains the original stonework walls and exposed beams, it is an open plan design with large double bedroom and shower room on the mezzanine, it is a 1 bedroom gite which can accommodate 2/3 people.

La Grange is a stunning conversion with a huge living area comprising an open plan kitchen/dining area and a lounge with French doors opening onto a large terrace. Upstairs there are 4 large double bedrooms, 2 have double beds and 2 have twin beds. The largest double room has an en suite shower and a very attractive vanity unit with free standing plumbed wash hand basin, plus a large family bathroom. It sleeps 8 people.

There are 2 more gites partially converted which would enable the business to be expanded.

Both gites open out onto terraces with lovely views of the grounds and pool. The swimming pool has a lovely terrace which is lit at night, along with the pool itself and has the added attraction of a poolside Bar!

There is a children's playground situated within sight but out of earshot of both gites. The grounds also contain cherry trees and an outstanding walnut tree.

Please contact us for an information pack of floor plans, room sizes, property plan and disc of photos, or just a chat.

Really needs to be seen!

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PHOTOS











