

Beautiful Maison de Maître / Chambres d'hôtes with fascinating history in a charming French countryside town

EXCLUSIVE



INFORMATION

Town:	Vallière
Department:	Creuse
Bed:	9
Bath:	8
Floor:	466 m2
Plot Size:	3560 m2

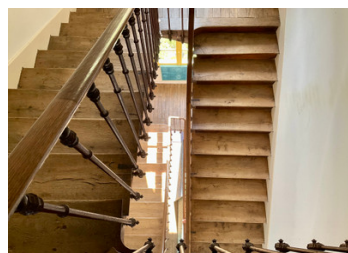
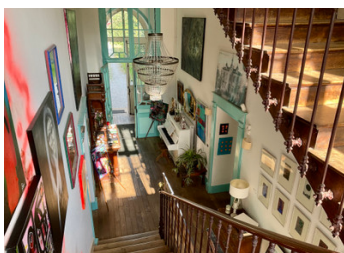
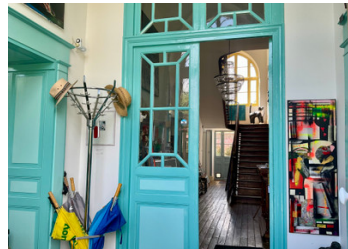
IN BRIEF

The pretty village of Vallière (population around 700) is home to this impressive maison de maître, set on the Plateau de Millevaches in central France. Enjoy the privacy of a large walled garden with sauna and hot tub, while having all daily amenities within easy walking distance.

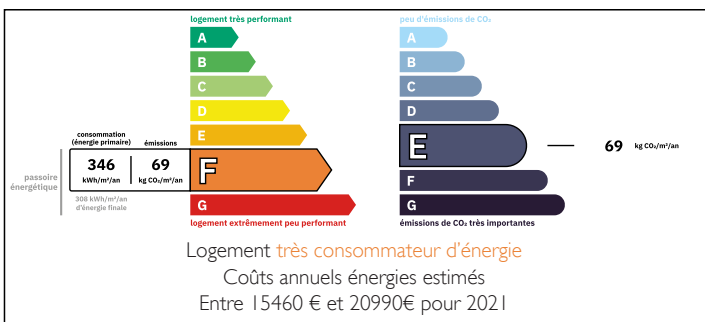
This area is known for its "green and blue" - forests and lakes - and its dark night skies. It's one of the few areas in France to be classified as a Réserve Internationale de Ciel Étoilé for stargazing.

The nearest airport is Limoges (2 hours), and the main train line connection is at La Souterraine. An easy drive to the east takes you to the volcanos of the Puy de Dôme and the skiing at Mont D'Or.

There are still 4 beautiful seasons, so you will have a...

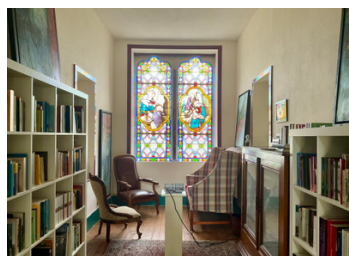


ENERGY - DPE



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

This magnificent property was built in 1892 and started life as a catholic girls' school. Over the years it has been an orphanage, a hospital, a presbytery, and it is now a luxurious (and a little bit arty) guest house with owners' apartment.

Basement - gym, laundry room, wine cellar and store.

Ground floor - Entrance hall and central corridor giving access to the rear of the property and a door down to the basement. Professional kitchen with pantry next door. Dual aspect dining room with woodburner. Art room. Office. Apartment comprising large salon, bedroom with dressing room and shower room, currently used as owner living space.

First floor - One apartment: lounge with kitchenette ((36m2), bedroom (20m2), with shower room and dressing room off. Library/reading room with the stunning and original stained glass windows. Two bedrooms with en suite shower rooms. Further bedroom with sink.

Second floor - 4 bedrooms, two with en suite shower rooms (26m2 and 29m2), not including shower rooms). One suite with main bedroom, two showers and WC, internal corridor and a separate family/children's room (20m2 and 14m2). Loft space.

More information about the guest areas is here -<https://villavalliere.com/en/chambres-en>

Outside there are lawns and established trees, a little corner for Ouessant sheep eco-lawnmowers, a wood-fired sauna and hottub, a garage, woodstore and last but not least, a covered area with comfy sofas to relax of an evening.

Main measurements (all approximate):

Total surface area:...

LOCAL TAXES

Taxe habitation: EUR

NOTES