

## Newly Built Detached Property with 3 Gîtes, Two Pools, and Stunning Countryside Views



EXCLUSIVE

## INFORMATION

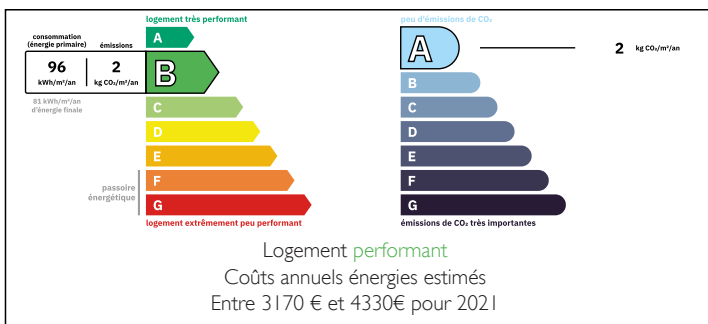
Town:	Dompierre-les-Églises
Department:	Haute-Vienne
Bed:	12
Bath:	6
Floor:	380 m <sup>2</sup>
Plot Size:	6047 m <sup>2</sup>

## IN BRIEF

This newly built property near Dompierre-les-Églises offers a rare blend of modern design, business opportunity, and natural beauty. With its three fully equipped gîtes, two private pools, and panoramic countryside setting, it is perfect for anyone seeking to operate a gîte business, wellness retreat, or multi-generational residence in one of the most peaceful corners of the Haute-Vienne. Whether you are looking for a turnkey hospitality venture or a spacious home with income potential, this property combines style, comfort, and exceptional surroundings — all within walking distance of a historic château and immersed in the luscious hills of central France.



## 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

Thoughtfully designed for comfort and flexibility, this newly built 380m<sup>2</sup> property is arranged across three independent zones, each with its own entrance, private outdoor space, and direct garden access. The interior layout ensures privacy while allowing the option to reconnect the spaces if desired, offering a balance between independence and cohesion.

The house is bathed in natural light, with south-facing French doors throughout leading to terraces and pools. High ceilings, neutral tones, and quality finishes give each zone a bright, contemporary feel.

### Zone 1 (approx. 140m<sup>2</sup>)

The largest section features six double bedrooms and two bathrooms, ideal for families or larger groups. The open-plan living/dining/kitchen area (60m<sup>2</sup>) opens directly onto the garden through three sets of French doors, creating a seamless indoor-outdoor living experience. The fully fitted kitchen includes cabinetry, worktops, sink and taps, electric oven, and gas hob. Comfort is enhanced by nine ceiling fans and a wood pellet stove. Outdoors, a private 8m × 4m pool offers a tranquil retreat with sunny terraces and open views.

### Zone 2 – Middle Gîte (approx. 120m<sup>2</sup>)

This inviting central unit comprises three double bedrooms, two bathrooms, and a living room (30m<sup>2</sup>) opening onto the garden. A spacious kitchen/dining area (32m<sup>2</sup>) and storage room (8m<sup>2</sup>) provide excellent functionality. The fully equipped kitchen mirrors the high standards of the main zone, with modern fittings and appliances. A wood pellet stove and ceiling fans ensure year-round comfort, making this space ideal for guests or extended family stays.

### Zone 3 (approx. 120m<sup>2</sup>)

## NOTES