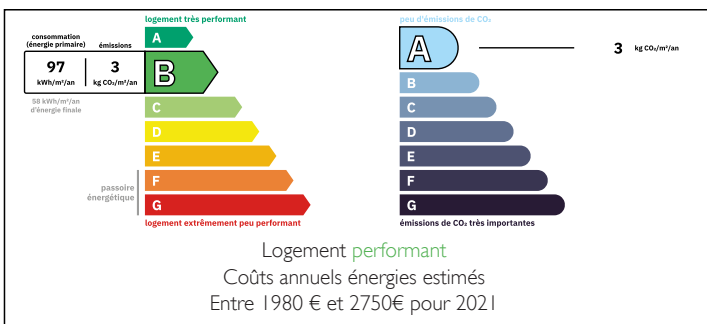


Character Main House, 3 Guest Gîtes & Riverside Park Just Steps Away



ENERGY - DPE



INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	6
Bath:	4
Floor:	245 m2
Plot Size:	7404 m2

IN BRIEF

Set in the heart of the French countryside just 2km from Bussière-Poitevine, this characterful estate offers traditional charm and exciting lifestyle or business opportunities.

The main house showcases exposed stone, original oak beams, a granite fireplace, and a country-style oak kitchen with bespoke cabinetry and a bar area. It provides flexible accommodation with an en-suite ground-floor bedroom plus four spacious double bedrooms upstairs, including a unique mezzanine layout plus a downstairs bedroom with ensuite.

Outside, the grounds feature a private sunken terraced swimming pool, a ground-floor studio, and two independent guest gîtes boasting elegant Moroccan-inspired rooms. A very large additional studio offers incredible conversion potential. Best of all, the scenic Gartempe River sits directly across the lane, enhancing this peaceful escape. The

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.



NOTES

DESCRIPTION

This exceptional estate in Central France effortlessly combines a character-filled primary residence with an established, income-generating hospitality setup. Tucked away in a tranquil setting just 2km from the village of Bussière-Poitevine, the property spans expansive grounds complete with a private, terraced swimming pool and direct proximity to scenic riverfront relaxation.

The Character-Rich Main House

The heart of the estate blends authentic French rustic charm with sophisticated modern living. The large lounge showcases stunning exposed stone walls, original oak beams, and a commanding granite-surround fireplace with log burner, creating a warm and inviting living space. For the culinary enthusiast, the country-style kitchen features custom, handmade cabinetry and a bespoke bar area tailored for entertaining. The fifth bedroom with en-suite currently used as a chambre d'hôte, a functional ground-floor laundry room and a guest WC complete the lower level. Upstairs comprises four spacious bedrooms, including a unique mezzanine floor bedroom, a separate toilet, alongside a family bathroom featuring a large tub designed for relaxation.

Multi-Unit Guest Accommodation

The estate is a turnkey hospitality venture or multi-generational retreat, offering three distinct configurations:

Ground-Floor Bedroom with En-suite: Attached to the main house with its own private entrance, this self-contained room and dedicated en-suite shower room offers, great rental potential.

Two Separate Guest Suites: Positioned independently of the main house, these elegant suites each offer a lounge with sofa bed facilities, a separate bedroom, and sophisticated shower rooms styled with a touch of Moroccan flair.

Together, these spaces offer the potential to create or continue a welcoming hospitality business or provide...