



Stunning fully renovated chateau with cottage and 5.75 hectares of land,

Haute Vienne, Nouvelle Aquitaine

€496,200

Ref: 4407-2019

* For Sale * 7 Beds * 4 Baths * 300m2 * Featured Property

Stunning fully renovated chateau with cottage and 5.75 hectares of land.

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French Entrée 

Property Description

Situated in the heart of the Haute Vienne countryside in the Limousin region close to Bussière Poitevine at the end of a no-through lane is this lovingly restored with grounds of 5.75 hectares and a 3 bedroom cottage, ideal for someone with horses, or running a bed and breakfast business.

This property has been lovingly restored over the past 16 years, from a complete ruin, using the finest materials, the best craftsmen, the property is just full of quality and taste and is ready to turn up and move in, everything from kitchen to fitted furniture has been handmade using woods such as cherry and walnut all crafted by skilled cabinet makers and walking around this property you can appreciate the hard work that has been carried out by the owner and the artisans.

Entry to the chateau is gained via a no through lane entering through a large handcrafted metal gate to the driveway, giving view to the carp fish pond, vegetable garden, vegetable tunnel, and workshop, that could be adapted to make horse boxes.

On entering the chateau is a hallway running back to front and from side to side, with the original staircase restored back to its former glory, the chateau has two wings, to the right hallway is the fully fitted kitchen, with centre island, built-in fridge freezer, dishwasher, cooker, wine cooler, with the informal dining room with log burner and decorative chimney, this homely kitchen dining room is lovely for everyday living very sociable, from this room we go into the formal dining room very light with 2 large windows overlooking the surrounding countryside. Lounge, office, craft room are on the lefthand wing, leading to an interjoining door for the cottage. Upstairs the corridor runs the full length of the rear of the property with amazing views over the fields, with 2 middle bedrooms and a bathroom, into each tower has been built a bedroom with luxury bathroom, and a bedroom with bathroom and dressing room, access to the towers is also possible for storage.

The cottage comprises of kitchen, lounge-dining room, and 3 bedrooms and a bathroom all ready to go and let out immediately.

The property is fully double glazed with oak frame windows and window fittings in keeping and characteristic of a chateau, full central heating, new septic tank (conforming).

Outside is a beautiful sunny bbq terrace with a built-in pizza oven, lovely place to spend those long summers evenings, fish pond, vegetable tunnel, vegetable garden, orchard and large workshop, the land is mainly prairie with a little woodland and well-drained, plenty of flat space to create a sand school and nearly 6 hectares of good prairie land to form rotational paddocks.

The photos serve no justice to this incredible property and it is a must to visit to enjoy the love, sweat, and tears that have gone into this amazing transformation.

Honorary sales price including VAT : 496 200 €

Tax excluded sales prices : 470 000 €

Fees including tax to the buyer: 5.57 %

Gallery

