



16th Century Country Manor House,

87150, Haute-Vienne, Nouvelle-Aquitaine

€355,000

Ref: AF23266

* 6 Beds * 1 Bath * 270m²

Located 45 minutes south of Limoges is this 16th Century country manor house, once the dwelling and works of a master blacksmith, offering 269m² of living space spread over several buildings and outbuildings. Set in a quiet, countryside environment with lovely views across the riverside and on more...

• DPE1: 225 DPE2: 345 Number of rooms: 12

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French Entrée 

Property Description

Located 45 minutes south of Limoges is this 16th Century country manor house, once the dwelling and works of a master blacksmith, offering 269m² of living space spread over several buildings and outbuildings. Set in a quiet, countryside environment with lovely views across the riverside and on more than one hectare of parkland away from prying eyes. This property promises a complete change of scenery and resembles a small village complete with its own chapel and ironworks, the last working ironworks in the department.

You will adore the shady, leafy terrace bordered by ancient trees and river and once you've crossed the threshold you will have the impression of having traveled in time to another way of life...the house has retained its original charm with an extension having been added, and which enhances this dwelling, in the 18th Century.

The northern ground floor is a collection of several independent buildings with a 'summer' outside kitchen, chapel and more spaces to renovate. The northern first floor has a 150m² living area offering two bedrooms with adjoining bathroom and toilet, reading room, sitting room, games room, study, toilet and walk-in wardrobe.

Outside, on the western side, a 69m² foreman's cottage is comprised of two bedrooms, a kitchen, sitting room, dining room, foyer and shower with toilet.

The attic of the house may be converted to extra living space as well as in several other buildings.

There are several outbuildings which require renovation: a studio with mezzanine bedroom, shower and kitchenette, a workshop, old offices, shop, warehouse, two garages and last working furnace in the Haute-Vienne department etc.

The roofs are covered in tile. Construction is traditional. A fuel-powered boiler heats the property with independent water heaters for each dwelling. Whilst insulation should be improved and windows replaced, government financial aid is available for this type of improvement.

The village is 1.5km from the property, main commerce 25 mins drive. The property is south-facing and enjoys a view of the surrounding countryside from its leafy grounds, enclosed by a splendid and antique wrought iron gate.

You will be 45 mins from Limoges-Bellegarde airport and railway station, 2h30 from Arcachon and Rohan, 1h from Périgueux and 4h30 from skiing.

The last energy diagnostic carried out (25/07/2019) rates the house as F for energy usage and G for gas emissions. Again, government financial aid exists for carrying out this type of improvement.

Gallery

