



## Family home and gite complex in a peaceful but not isolated location,

86350, Saint-Martin-L'ars, Vienne, Nouvelle-Aquitaine

\* Available \* 4 Beds \* 3 Baths

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# €265,000

Ref: BVI64383

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**French Entrée** 



## Property Description

A very lovely home and business, ideally located close to the bustling towns of L'Isle Jourdain and Availles Limousine with the rivers for fishing and many other activities.

The main house has a traditional feel and offers flexible living to include a kitchen/dining room with wood burner which is also operates the central heating system, lovely large open living room with a second wood burner and an outside laundry room with a shower and toilet.

On the first floor is the master bedroom with exposed beams which has a great balcony over looking the surrounding countryside. There is also a second double bedroom and bathroom with toilet.

The large guest accommodation comprises 2 bedrooms, both with the benefit of en-suite shower rooms, kitchen/diner and 2 living room spaces both having woodburners. All this makes ideal accommodation for guests either with B and B or a possible gite income.

The business has run very successfully as the property is close to the popular circuit de Val de Vienne race track with it's race days bringing many potential clients to the area through the main racing season which is May to October

The property has the benefit of being just an hour from both Limoges and Poitiers with airports



