



Exquisite Maison de Maître,

23300, La Souterraine, Creuse, Nouvelle-Aquitaine

* Available * 4 Beds * 3 Baths

Exquisite Maison de Maître

€333,900

Ref: BVI66830

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

Beaux Villages are delighted to offer for sale this stunning newly-renovated, artist-designed luxury Maison de Maître (Master's House). Located in the charming village of Noth, in the Creuse department of France, this classically built, beautifully restored home combines the perfect blend of original features with the functional and aesthetic benefits of modern living.

This grand house, which is fully detached and contains a large vaulted wine cellar is set in a lovely location. The garden at the front is walled-off from the street and includes a well. To the rear is the west-facing private garden with approx 150m² of land. There is an additional plot of land (380m²) adjacent to the property which could be ideal for a cottage garden for example. There is ample parking for vehicles on the side of the property.

The attention to detail is immediately clear upon entering the house; the hallway is bright and spacious with a beautifully restored oak staircase leading to the first floor. The main corridor, laid with traditional-style tiling on the floor, leads to a comfortable living room of 28m² which includes many original features including coving and exposed beams. There is also a ground floor WC.

No expense has been spared in fitting the magnificent modern kitchen which has been expertly installed with Poggenpohl units, creating a unique sense of style and accompanied with a bespoke glass worktop from German kitchen specialists Gaggenau with its integrated wok burner and deep fat fryer. Coffee can be prepared to a professional standard from the integrated coffee machine, also from Gaggenau. Other high grade appliances include a duel fuel range cooker from French manufacturer, Lacanche, a Smeg Fridge/Freezer, integrated Siemens dishwasher and a Miele microwave oven.

Adjacent to the kitchen is a large utility room fitted with modern drawer cabinets, a washing machine, tumble dryer and a chest freezer. Off the utility room is a boot room as a secondary entrance.

The first floor is accessed by the newly-renovated sweeping staircase with its original metal balustrades and restored wooden handrail. On this floor are three double bedrooms, with beautifully-restored marble fireplaces and handmade plaster cornicing. There is an en suite bathroom with a double sink unit, WC, separate shower cubicle and standalone traditional clawfoot bath. Across the landing is a family bathroom/WC with an overhead shower suspended above a second claw foot bath.

The top loft floor offers a further (fourth) double bedroom with exposed beams and lots of natural light, with an elevated view of the church and countryside beyond. This floor also contains a spacious and beautifully-designed bathroom with a double sink unit set on a bespoke wooden vanity unit, a classic copper slipper bath, a suspended WC and walk-in glass shower. There is a modern and spacious dressing room which contains a built-in floor-to-ceiling mirrored wardrobe.

The total footprint of the property is about 1000m², with 230m² of living space. The property includes several outbuildings which are currently used for workshops and wood storage.

The five year renovation to the main house has been very detailed and extensive and includes a new central heating system with copper pipework plumbing and traditional radiators. Heating is powered by a 30 kilowatt wood stove, with a back boiler and hot water is supplied via an electric ballon.

The new hardwood windows throughout the house are all double-glazed. The house is connected to mains drainage. Fibre optic internet has also been installed.

Local amenities include a bakery, restaurants, post office, Mairie and primary school; all within walking distance. The historical town of La Souterraine, built in the 12th Century is just 10 minutes away offers main supermarkets, homes stores, pharmacies, sports facilities plus medical public services. Limoges Airport is 50 minutes away and

Paris under 3 hours by train.

This is truly an outstanding and beautifully presented property and is ready to move into as your forever home in France or as an idyllic year-round holiday vacation.

Price including agency fees : 333 900 €

Price excluding agency fees : 315 000 €

Buyer commission included: 6 %

Gallery

