



3-bed country house with separate 2-bed house to renovate and 3 outbuildings,

87310, Gorre, Haute-Vienne, Nouvelle-Aquitaine

* Available * 3 Beds * 2 Baths

3-bed country house with separate 2-bed house to renovate and 3 outbuildings

€318,000

Ref: BVI74243

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French Entrée 

Property Description

Attractive 18th century stone house set in nearly 2 acres of land on the edge of its village in the Limousin department. The property also has 3 large barns and a 2-bed second house to renovate

The interior of the house, which is fully insulated, has been renovated with open-plan spacious rooms giving it a contemporary feel. Lots of windows (all with cute window seating areas) give the house a light and airy inside and the entire house is double-glazed.

There is an efficient wood burning stove in the living room and another in the open kitchen dining space. There are efficient, modern electric radiators throughout the house but they are rarely used by the current owners.

On the ground floor is the living room, kitchen and dining area, hall with the original wooden staircase left in place, and a utility room with a shower and separate WC.

There is a door at the end of the hall to access the back garden. In the basement is a cellar which runs the width of the house.

Upstairs, there are 3 very spacious bedrooms and a family bathroom. It would be possible to add a second bathroom between 2 of the bedrooms to make them en suite. There is a large loft, with no head-height issues, which could be converted (subject to the necessary permissions) to provide further accommodation.

As this property is a former farm it has 3 barns (the main one being 126m). There is also a little stone house, which could be made into a gite/guest accommodation (subject to the necessary permissions).

The property is set back 30 metres from the road which has a 30km speed limit. The land which surrounds the house is entirely enclosed with fencing, although there are two entry gates, so access with machinery is no problem, and recent landscaping gives ample space to park on the main driveway. There are 2 wells on site which rarely run dry.

There are many recreational lakes nearby and peaceful walking trails to discover. Nearby towns are the lively town of Rochechouart with its shops and restaurants just 15 minutes away and for more amenities you have Cussac, Oradour sur Vayres and Chalus. Limoges and its airport is only 25km away with absolutely everything you need.

If you would like a very comfortable spacious house in the country yet not far from the village, come and see this property for yourself.

Price including agency fees : 318 000 €

Price excluding agency fees : 300 000 €

Buyer commission, tax included: 6%

Gallery

