



## GLORIOUS PROPERTY WITH SEPARATE GÎTE AND INCREDIBLE VIEWS.



PROPERTY FACT FILE	
REFERENCE	A27702WT23
PRICE	€ 604,200 £ 501,607* <small>*agency fees included: 6 % TTC to be paid by the buyer (570 000 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	6
ACCOMMODATION	500 m <sup>2</sup>
LAND	8770 m <sup>2</sup>
TOWN	Villard
DEPARTMENT	Creuse
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 2 elegant houses, tastefully decorated
- Views
- Covered terrace
- Hot Tub
- Separate guest wing, and separate gîte

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For lovers of gracious living, this wonderful ensemble of 2 elegant properties plus a guest wing, sits peacefully in the north-west of the Creuse. With 500 m<sup>2</sup> of habitable space, there are a total of 9 beautiful bedrooms, and the potential to extend further into numerous impressive outbuildings.

## DESRIPTIF

The Main House – Approached through stately double gates, and dating back to the 17th Century, this breathtaking period property has a large farmhouse dining kitchen/sitting room with lovely chimney and woodburner, a stunning drawing room that leads to a covered terrace, a stylish dining room, a large utility room, and six magnificent bedrooms, two of which are ensuite and in their own guest wing.

The Second House – Standing outside the main gates, this self-contained home is fully renovated and full of charm. It has a chic kitchen, a spacious dining/sitting room with woodburner, and a bedroom and shower room downstairs. Upstairs there are two further bedrooms with enchanting beams, and a bathroom.

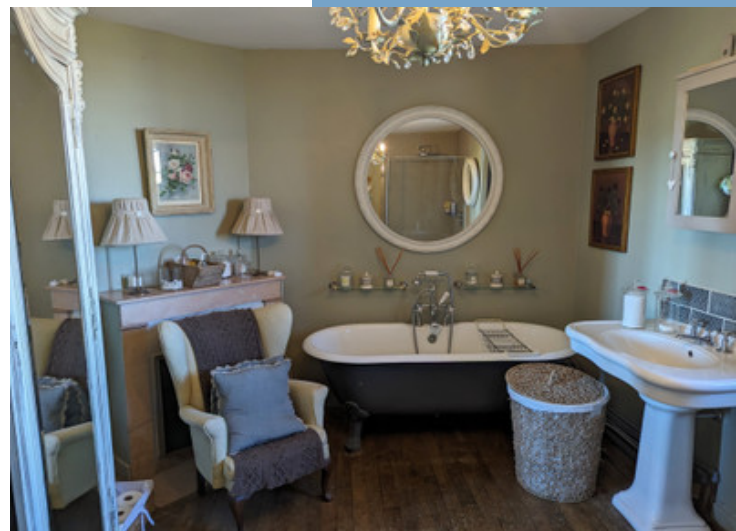
Outside – The attached land of over 2 acres consists of a gravelled frontage with plenty of parking, a dreamy terraced garden area at the back with hot tub, and a more informal area with water reservoir, two wells and a potager to the side. There are several large barns attached to the main house.

Shops and amenities are only a short trip away from this property, with Aigurande, Guéret and La Souterraine all within half an hour. The superb “Vallée des Peintres”, which has inspired painters such as Monet, and the picturesque village of La Celle-Dunoise, with its popular restaurant, are both just 15 minutes away, and the international airport at Limoges is one hour.

This type of quality property doesn't come on the market very often. With its high ceilings, interior

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A27702WT23>

COMPLETE FILE AND PHOTO ON REQUEST

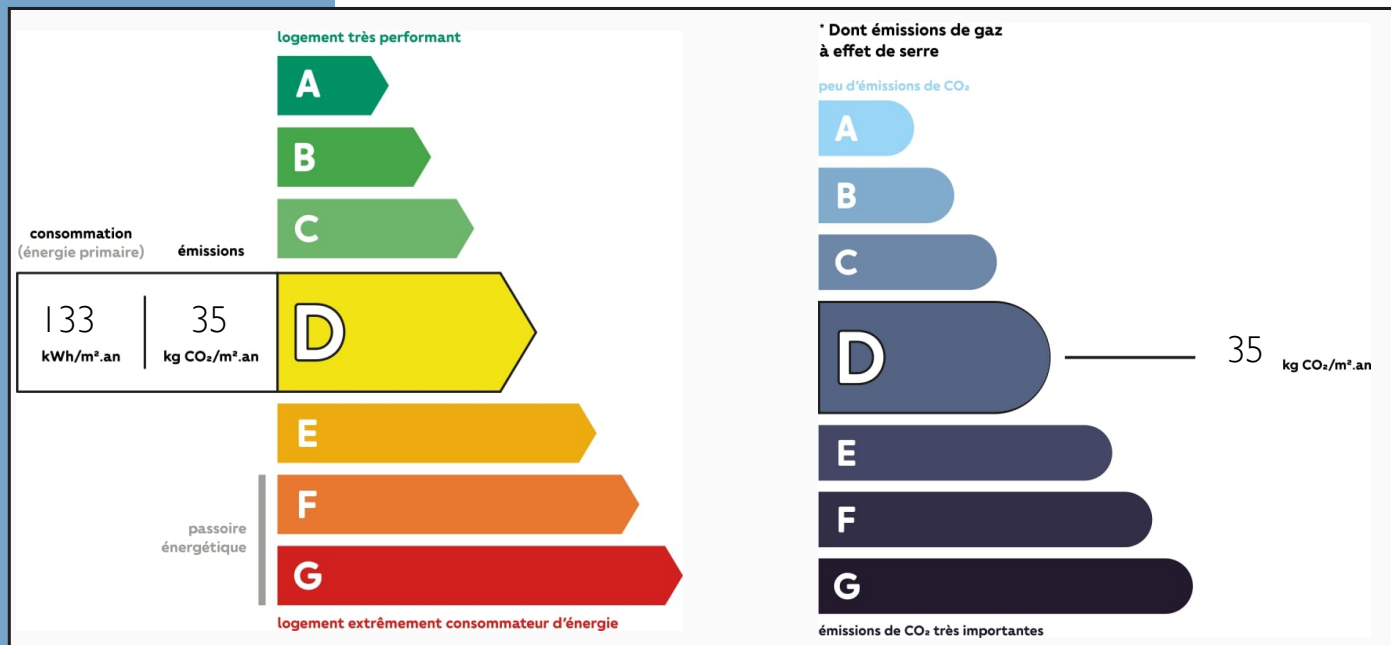


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A27702WT23  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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