

Absolutely beautiful 4 bedroom riverside property full of character with B&B potential in heart of market town



## INFORMATION

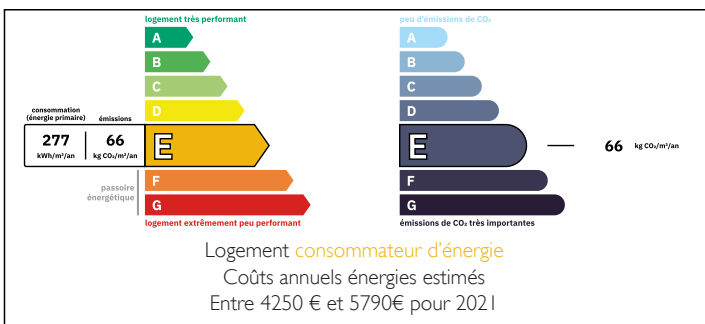
Town:	Eymoutiers
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	193 m2
Plot Size:	30 m2

## IN BRIEF

A large and charming historic stone house with a terrace overlooking the river Vienne, previously used for a successful restaurant and B&B business. The property benefits from four en-suite bedrooms, a beautiful kitchen diner, off road parking, garage and a short walk to the centre of the historic market town of Eymoutiers. Ideal as a large family home or a bed and breakfast/restaurant/bar business. Eymoutiers has shops, cafes, bars, restaurants and supermarket, and is open all year round. Eymoutiers also has a train station with regular trains into the city of Limoges



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

## DESCRIPTION

On entering the front of the house there is a good size lounge (27m<sup>2</sup>) to the right previously used as a dining room for guests. Full of character it has a beautiful stone fireplace (dated before the French revolution) and wooden floors.

To the left there is a large en-suite bedroom (31m<sup>2</sup>), with both bath and massage shower unit, and doors leading to the outside terrace.

The central hallway leads into a lovely and large kitchen/dining room (34m<sup>2</sup>), with a Godin range cooker (gas electric and wood with double oven (one electric one wood), wooden beams, tiled floor, and two sets of doors leading directly onto the beautiful riverside terrace.

On the first floor, are a further three bedrooms, (24m<sup>2</sup>, 18m<sup>2</sup> and 14m<sup>2</sup>), all of which have en-suite showers and wc. There is a second large reception room, (27m<sup>2</sup>). There is also a small kitchen area.

On the third floor there is a huge beamed attic area ('Collombages'), reflecting the historic use of the house as a tannery. This provides ideal opportunity for additional development into bedrooms or living accommodation.

Underneath the house there is a cellar and a garage. The house is in an ideal location enjoying a peaceful setting overlooking the river yet only a short walk to Eymoutiers with shops, cinema, train station, weekly farmers markets, restaurants and cafes. It is around an hours drive to Limoges airport, and twenty minutes drive to the Lac de Vassiviere with restaurants, beaches and watersports.

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Information about risks to...