

Versatile country farmhouse with 14HA (34 acres), vast attached barn & established B&B. Ideal for equestrians.



## INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	9
Bath:	4
Floor:	389 m2
Plot Size:	140000 m2



## IN BRIEF

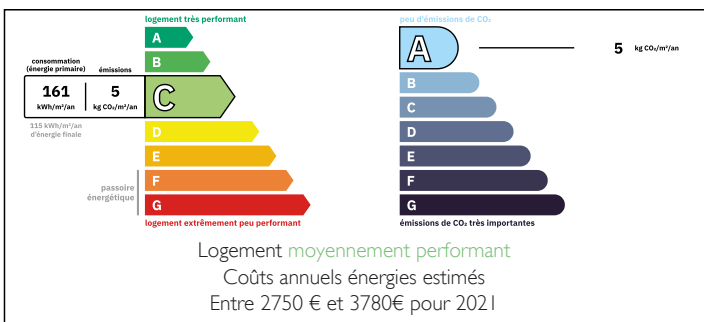
This vast and versatile property offers an array of exciting possibilities. Whether you dream of creating an equestrian haven, a self-sufficient lifestyle, or a small farm, this beautiful traditional farmhouse which is surrounded by 14 hectares (34 acres) provides the perfect setting. You can even lie in the bath and watch your animals grazing in the surrounding fields.

The ground-source heating system supplies economical underfloor heating, ensuring a warm and cosy atmosphere throughout the winter. For added ambiance, wood-burning stoves can also be lit.

In total the property comprises of a 2 kitchens/diners one has with space for a huge dining table, 5 living rooms, a utility room, 8 bedrooms, 3 shower rooms with w/c and a bathroom.

The vast attached barn is 362 m2.

## 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.



## DESCRIPTION

This charming farmhouse, accompanied by an exceptional attached barn, has been made eco-friendly thanks to its ground-source heat pump. It offers tremendous potential for further development into an ecological home—ideal for anyone seeking self-sufficiency or interested in regenerative energy and farming.

Recently run as a gîte and B&B, this rural retreat also benefits from an expansive garden designed for outdoor living, complete with a pizza oven, BBQ area and a quaint pavilion. In addition, there is a mature, fully fenced vegetable garden, a productive orchard and a well, all supporting a sustainable lifestyle.

The property is just a short stroll from the River Gartempe, renowned for its watersports and excellent fishing—perfect for nature lovers and outdoor enthusiasts alike.

The main entrance opens into an impressive hallway with a beautiful old staircase. From here, you access the grand kitchen–dining room (6.2 m × 5.4 m), a comfortable living room (5.2 m × 5.6 m) and a spacious pantry/utility room (5 m × 4.2 m).

Also on this floor is a room that would have originally been the main living room, as well as a self-contained apartment consisting of a bedroom with en-suite shower and WC, plus a living room. This area has been designed with disabled access in mind.

On the first floor is another impressive apartment, featuring a very large bedroom (5.9 m × 5.1 m), an inviting living room (5.3 m × 5.1 m) and a magnificent bathroom (5.2 m × 5.4 m) offering panoramic views of the...

## LOCAL TAXES

**Taxe foncière: 3077 EUR**

**Taxe habitation: EUR**

## NOTES