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Imposing well maintained country property

4/5 spacious double bedrooms

Large mature gardens with rural views

Beautiful beamed converted attic

Near to chateau village Coussac Bonneval

DPE = 248 [E] GES = 47 [E]



Nr Coussac Bonneval, Haute Vienne
Ref 10375

€189,000

Located in a quiet hamlet 2 km from the chateau village of Coussac Bonneval and a short drive from Saint Yrieix la Perche; La Maison Rose is an attractive spacious and light house which has been lovingly looked after and renovated.

Built in 1986, the accommodation is over 3 floors and offers plenty of flexibility in its use. The basement, (Sous Sol) which covers the entire ground floor, has lots of storage, double garage, laundry area, cave and hobby room with WC that could easily be used as a double bedroom. On the first floor there is a large, bright and spacious triple aspect living room with fireplace, wood burning stove and doors to patio and terraced area. The newly fitted kitchen has a double sink, electric oven, hob and extractor fan. 3 double bedrooms (two of which have built in wardrobes) and fully fitted bathroom with shower. On the second floor there is a large beamed games room, bedroom with separate fully fitted bathroom and shower, cinema room offering scope for extra bedroom. In the mature well-stocked garden there is ample parking for several cars, spring fed pond, summerhouse, garden shed and greenhouse.

BASEMENT 90m²

Entrance hall 3m x 2.5 with door leading to the basement rooms which total over 90m² and include double garage, laundry room, cave as well as a hobby room/bedroom which includes a WC.

FIRST FLOOR

Living room 26' 11" x 12' 10" (8.2m x 3.9m)

Kitchen 12' 10" x 10' 6" (3.9m x 3.2m)

Bedroom 1 11' 10" x 10' 6" (3.6m x 3.2m)

Bedroom 2 11' 2" x 10' 6" (3.4m x 3.2m)

Bedroom 3 11' 6" x 10' 10" (3.5m x 3.3m)

Bathroom 10' 6" x 6' 3" (3.2m x 1.9m)

SECOND FLOOR

Cinema room (possible bedroom) 23' 0" x 13' 1" (7m x 4m)

Games room 23' 0" x 17' 1" (7m x 5.2m)

Bedroom 4 13' 9" x 11' 6" (4.2m x 3.5m)

Bathroom 11' 6" x 6' 7" (3.5m x 2m)

OUTBUILDINGS

Brick built summer house 14' 9" x 13' 1" (4.5m x 4m)

Metal garden shed 11' 6" x 11' 6" (3.5m x 3.5m)

Glass greenhouse 11' 10" x 7' 10" (3.6m x 2.4m)

GARDENS 2613m²

Fully enclosed mature gardens with many fruit trees, flowering shrubs and flowers in numerous beds around the plot which extends to 2613 m². The area in front of the Summerhouse is devoted to growing fruit and vegetables.

ADDITIONAL INFORMATION

Heating

Oil fired central heating

Septic tank drainage

198m² of habitable accommodation

Total land area of the property = 2613m²

Recent tax fonciere = 1200 euros

ABOUT THE AREA

La Maison Rose is set in the beautiful Limousin countryside surrounded by farmland. It is conveniently located being a 40 minute drive to the international airport at Limoges. Brive le Galliard and Bergarac airports are also easily accessible with regular flights to the UK and elsewhere. The property is 8km from the amenities of medieval Saint Yrieix la Perche. Coussac Bonneval has several bars and a restaurant and is a hub for the many clubs and societies locally. There are plenty of opportunities for walking and cycling from the front door and the chateaux of Jumilhac le Grand and Hautefaye and the tourist attractions of the Dordogne Valley and the Perigord are a short drive away.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.