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35 SOUTH STREET BRIDPORT DORSET DT6 3NY



www.e-holloway.co.uk TEL: (01308) 422121

E-mail: sales@e-holloway.co.uk



MIRAMONT DE GUYENNE,
SOUTH OF FRANCE.
€590,000

5 BEDROOM FARM HOUSE

2 COTTAGES

APARTMENT

SWIMMING POOL

BARN

CENTRAL HEATING

3 ACRES

GARDENS

HEALTH SPA

A stunning hilltop location with 360 degree far reaching views accessed via a long tree-lined drive. There are 12 bedrooms and 11 bath/shower rooms with WC's (most are ensuite) across 3 separate houses and a 2 bed apartment. A great business opportunity with proven high lettings income generated over a short season. The main house has under floor heating the large gite and apartment are also centrally heated with the potential for year round lets if extra income is needed. Renovated to high standards whilst retaining character features such as exposed stone walls and beams. Each house is very private with its own terrace or terraces to take in the views, enjoy a BBQ or relax with a chilled drink, however for groups or families 'all together' dining is possible on the farmhouse terrace up to 30 people. A stunning private L-shaped heated pool extends the letting season with

sun terraces, changing room, hot shower and WC, and toddler pool. All this wrapped within 3 acres of garden with shaded areas to relax and unwind. The children play area is not of earshot and within the grounds. Under the huge barn there is a table tennis and pool table with another great vantage point the mezzanine and bar area to watch the games or soak up the countryside. The self-contained health spa with 10 person floodlight Jacuzzi, sauna, gym, treatment room, shower and WC is a haven for guests or an opportunity to work from house perhaps. Part of the land is in the constructible zone and the C.U. could be renewed if an additional dwelling was required. A real retreat on the edge of a small village and just 5 kms from the bastide town of Miramont de Guyenne with supermarkets, shops, schools and doctors and vets.

Great opportunities and flexibility with this property all set up and ready to go. It has to be seen to be appreciated.

Main House

Entrance Hallway: Access to the **Health Suite** on the left. The **Main House** and **Bedroom One** to the right.

Bedroom One / Orangery: about 10'2ft (3.11m) by 23ft (7m) tiled floor with under floor heating. Beams. French doors leading onto the terrace. **Ensuite** with corner bath and shower over, WC, sink, tiled floor with under floor heating.

Bedroom Two: about 9'3ft (2.8m) by 13'6ft (4.2m) wooden floor. Fitted wardrobe. Radiator. **Ensuite** with shower, WC, bidet, hand basin and radiator.

Lounge / Diner: about 23'8ft (7.22m) by 16'4ft (4.9m) fireplace with wood burner. Exposed stone on some walls. Beams. Underfloor heating. Tiled floors. French doors onto the terrace.

Kitchen: about 11'6ft (3.49m) by 13'7ft (4.14m) Exposed stone walls. Fully fitted kitchen with dishwasher, hob, oven, extractor, integrated fridge freezer.

Office / Bedroom Three: Under floor heating. Tiled floor. Door to the covered terrace.

Utility Room: about 28'8ft (8.7m) by 6'7ft (2m) extensive cupboards. Radiator. Washing machine. Freezer.

Hallway: about 28'8ft (8.73m) by 6'6ft (1.98m) Exposed stone walls.

Covered Terrace: Brick built BBQ.

Pergola: with fridge.

Farm House

Kitchen / Diner: about 16'1ft (4.91m) by 18'1ft (5.52m) bespoke hand crafted kitchen with gas hob, electric oven, dishwasher and a tiled floor.

Covered Terrace: about 18'1ft (5.52m) by 7'7ft (2.3m) seating for 30 people looking out across open fields. BBQ. Fridge. Freezer. Oven. Gas hob. Sink.

Lounge: about 26'3ft (8m) by 13'1ft (4m) exposed stone walls. Beams. Fireplace with wood burner. Wooden floor. Two sets of French doors with stunning views to the local country side. Two radiators.

Bedroom One: about 13'1ft (3.98m) by 9'9ft (2.97m) walk in wardrobe. Tiled floor. Radiator. **Ensuite** with shower, WC, hand basin, radiator tiled floor.

Bathroom: about 12'4ft (3.74m) by 7ft (2.14m) bath with shower over. Bidet. WC. Tiled floor. Plumbing for washing machine.

Bedroom Two: about 10'8ft (3.25m) by 12'3ft (3.73m) walk in wardrobe. Tiled floor. Radiator. **Ensuite** with shower, hand basin, WC, tiled floor and beams.

Bedroom Three: about 7'7ft (2.3m) by 10ft (3m) radiator. Tiled floor.

Bedroom Four: about 8'7ft (2.61m) by 6'7ft (2m) eves room. Radiator. Beams. Wood floor. Wardrobe.

Bedroom Five: about 17'8ft (5.38) by 13'1ft (4m) Family room in the eves. Radiator. Wood floor. **Ensuite** with bath and shower over. WC. Bidet, Hand basin.

Bedroom Six: Low ceiling. Eve's room. Access from stairs in the kitchen. Wood floor.

Gite Cottage

Bedroom One: about 10'6ft (3.2m) 16'5ft (5m) French door opening onto the covered terrace. Fitted wardrobe. Tiled floor. **Ensuite** with bath and shower. WC. Hand basin

Bedroom Two: about 11'6ft (3.5m) 16'5ft (5m) tiled floor. Fitted wardrobe. **Ensuite** shower room with WC and hand basin.

Lounge / Kitchen: about 20'4ft (6.2m) by 14'9ft (4.5m) wood burning stove. Fully equipped kitchen with electric oven, hob, integrated fridge freezer, dishwasher, washing machine and sink.

Covered Terrace: views to the south over countryside

Terrace: view to the east with BBQ

Apartment

Lounge/ Kitchen Diner: 27'3ft (8.3m) by 16'1ft (4.89m) fully fitted kitchen with gas hob, electric oven, extractor, fridge and washing machine. French door open onto a balcony with stunning views over the pool.

Bedroom One: about 10'3ft (3.13m) by 9'5ft (2.88m) exposed stone walls. Fitted wardrobe. Ceiling fan. Radiator. **Ensuite** shower room with bidet, hand basin and radiator.

Bedroom Two: Laminate floor. Velux window. Radiator. Ceiling fan. Ensuite shower room with bidet hand basin and radiator.

Terrace: Views over the pool

Health Centre

Gym

Sauna

Treatment Room: about 8'11ft (2.71m) by 10'5ft (3.16)

WC

Jacuzzi: 10 person purpose built sunken floodlight Jacuzzi and seating area.

Pool: 32'10ft (10m) by 21'4ft (6.5m) L shaped salt water pool with heat exchanger. Toddler pool adjacent.

Pool House: Shower room and WC.

Barn: 32ft (9.75m) by 24'7ft (7.5m) radiator. Line cupboard. Electric and water.

Games Area

Mezzanine: overlooking the games area. Storage garage with hot water tank for Gite Cottage.

Workshop: under the mezzanine with boiler room.

Gardens



