



REMARKABLE ESTATE WITH RENOVATED  
MANOR HOUSE AND LARGE OUTBUILDING,  
IDEAL FOR GÎTES OR CHAMBRES D'HÔTES



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PROPERTY FACT FILE	
REFERENCE	A31045PRD19
PRICE	€ 689,000 £ 571,629* <small>*agency fees included: 6 % TTC to be paid by the buyer (650 000 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	400 m <sup>2</sup>
LAND	8213 m <sup>2</sup>
TOWN	Corrèze
DEPARTMENT	Correze
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Good quality of renovations and equipment
- 9 bright bedrooms, 8 bathrooms
- Sauna, jacuzzi, spring, terraces, wine cellars
- Large plot, garage, parking for 8 cars
- Beautiful historic village, natural setting

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In a remarkable historic village, estate comprising a spacious manor house and a large stone outbuilding, tastefully renovated and equipped. On the large wooded grounds: a swimming pool, sauna, jacuzzi, petanque area, private parking for 8 cars and a spring. For all your gîte and B&B projects.

## DESCRIPTIF

The mansion house (275m<sup>2</sup> of living space):

Ground floor: An 18m<sup>2</sup> entrance hall leads to a large 24m<sup>2</sup> professional kitchen, a grandiose 45m<sup>2</sup> dining room, a boudoir with inglenook fireplace (17.5m<sup>2</sup>) and a wc with sink.

On the first floor: 2 large bedrooms (14m<sup>2</sup>), 1 bedroom (12m<sup>2</sup>) and a master suite (24m<sup>2</sup>); there is a bathroom in each bedroom, storage space and lovely views.

Second floor: 2 suites (28m<sup>2</sup> and 29m<sup>2</sup>) with en-suite bathrooms and an 11m<sup>2</sup> sitting room.

A very well insulated attic above.

All bathrooms, the entire 2nd floor and the side window in the kitchen have double glazing.

In the basement, a large, well-insulated cellar on a concrete slab with 5 rooms used as wine cellar, laundry room, workshop and storage space (2 rooms of 15m<sup>2</sup>, 1 room of 13.2m<sup>2</sup> and 2 rooms of 11.5m<sup>2</sup>). There is also a room for the fuel oil tank (6m<sup>2</sup>).

Sewage system: mains drainage

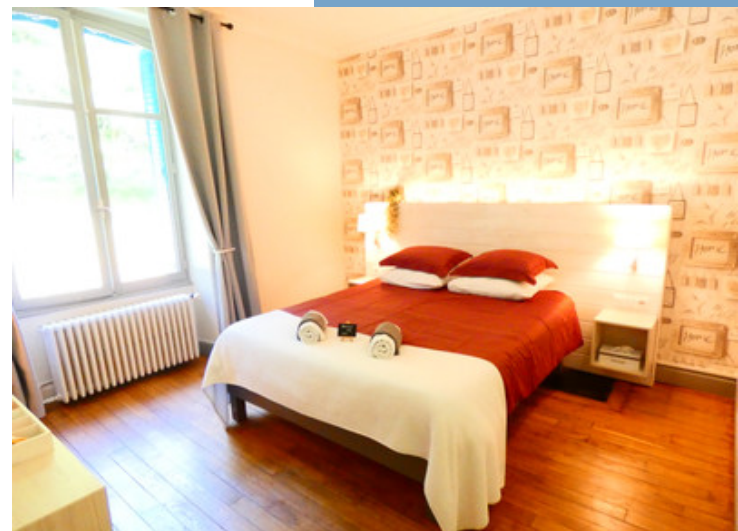
Heating system: IDEAL STANDARD oil-fired boiler (5000-litre tank) and wood-burning stove.

Travassac slate roof, single-glazed windows. Solid wood flooring. Smoke detectors are installed in each bedroom and most other rooms. Automatic motion detector lighting in the cellar and in each corridor.

The stone outbuilding (123m<sup>2</sup> living area):

Fitted out as a magnificent, spacious and bright loft with on the ground floor 2 bedrooms (10.5m<sup>2</sup> and 16m<sup>2</sup>), a vast 45m<sup>2</sup> living room with access to the first floor mezzanine with 16m<sup>2</sup> fitted kitchen, a 15m<sup>2</sup> bedroom, a 6m<sup>2</sup> bathroom and access to the terrace.

In the



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31045PRD19>

COMPLETE FILE AND PHOTO ON REQUEST

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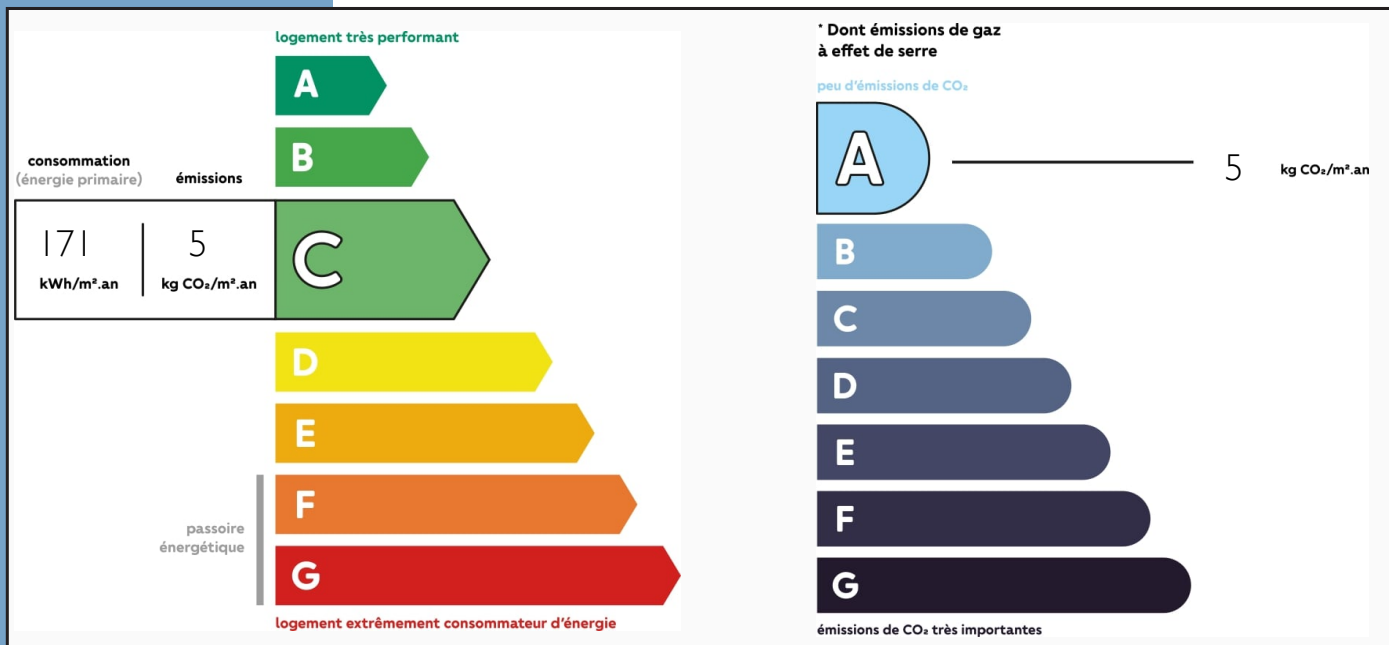


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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