



MUST SEE! BUSINESS POTENTIAL: RENOVATED  
MANOR HOUSE+BARN CONVERSION=IDEAL  
B&B / LARGE FAMILY HOME WITH INCOME

www.leggettprestige.com

MUST SEE! BUSINESS  
POTENTIAL: RENOVATED  
MANOR HOUSE+BARN  
CONVERSION=IDEAL B&B /  
LARGE FAMILY HOME WI...



PROPERTY FACT FILE	
REFERENCE	A31045PRD19
PRICE	€ 689,000 £ 570,216* *agency fees included: 6 % TTC to be paid by the buyer (650 000 EUR hors honoraires)
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
*Price based on current exchange rate which is subject to change	



- Turn-key business with professional kitchen
- A total of 9 bright bedrooms and 8 bathrooms
- Sauna, jacuzzi, spring, in-ground pool, terraces
- Private park-garden, garage, parking for 8 cars
- Beautiful historic village, natural setting

MUST SEE! BUSINESS  
POTENTIAL: RENOVATED  
MANOR HOUSE+BARN  
CONVERSION=IDEAL B&B  
/ LARGE FAMILY HOME  
WI...

Ref : A31045PRD19

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 with 275m<sup>2</sup> of habitable surface:

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.

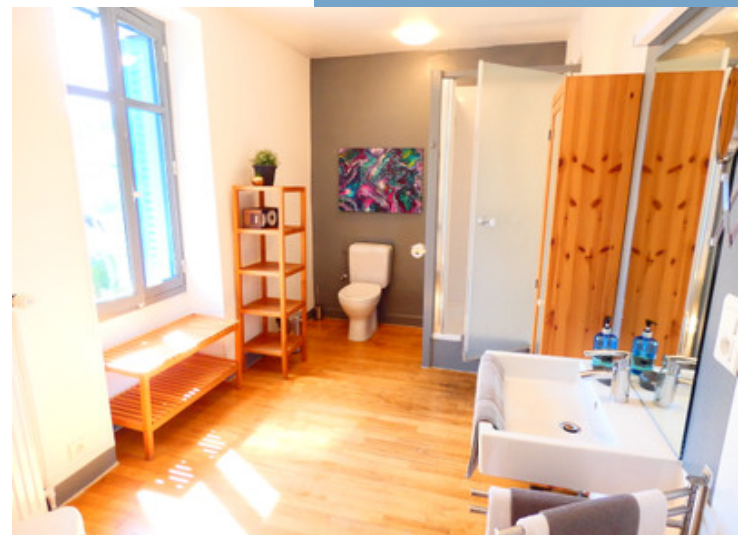
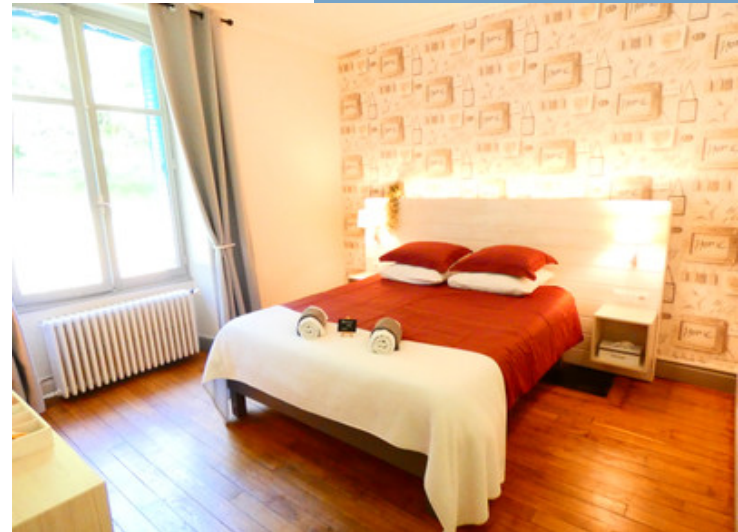
The stone outbuilding (123m<sup>2</sup> living area):

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.

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

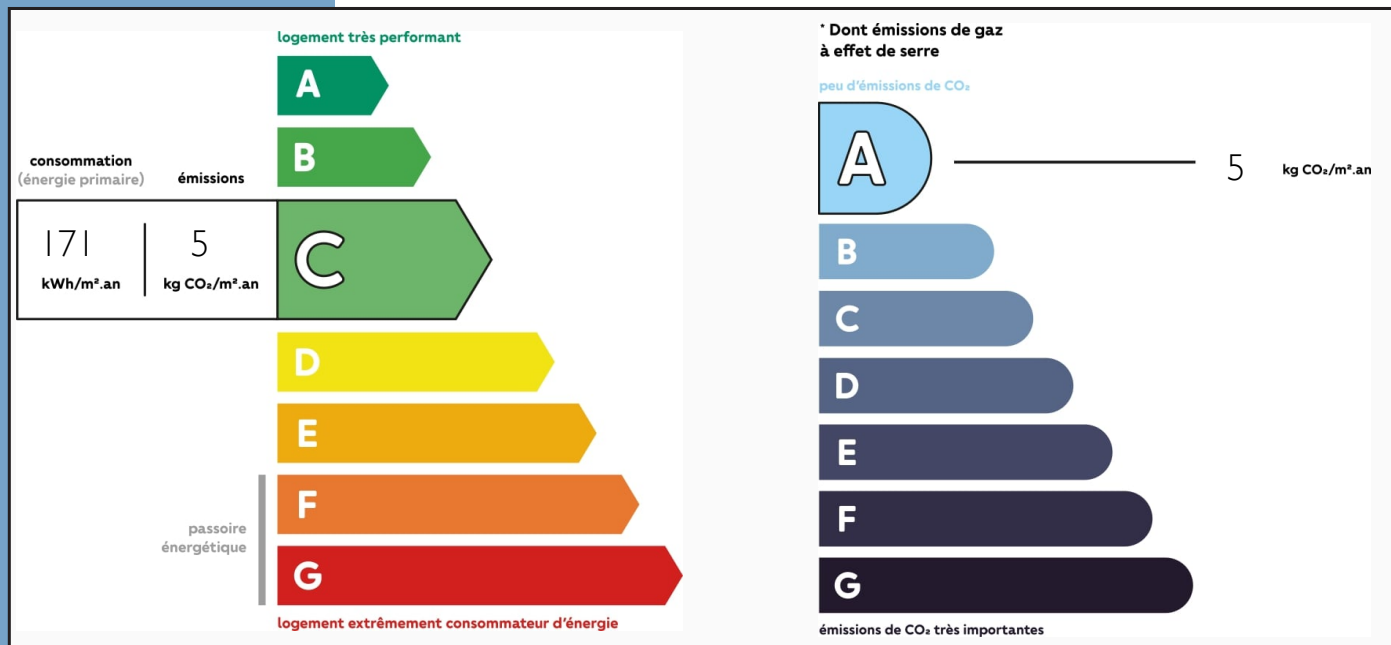


MUST SEE! BUSINESS  
POTENTIAL: RENOVATED  
MANOR HOUSE+BARN  
CONVERSION=IDEAL B&B /  
LARGE FAMILY HOME WI...

Ref : A31045PRD19

## ENERGIE-DPE

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



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A31045PRD19  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)