



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

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PROPERTY FACT FILE	
REFERENCE	A31045PRD19
PRICE	€ 689,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (650 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	8
ACCOMMODATION	400 m ²
LAND	8213 m ²
TOWN	Corrèze
DEPARTMENT	
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

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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 with 275m² of habitable surface:

Ground floor: An 18m² entrance hall leads to a large 24m² professional kitchen, a grandiose 45m² dining room, a boudoir with inglenook fireplace (17.5m²) and a wc with sink.

On the first floor: 2 large bedrooms (14m²), 1 bedroom (12m²) and a master suite (24m²); there is a bathroom in each bedroom, storage space and lovely views.

Second floor: 2 suites (28m² and 29m²) with en-suite bathrooms and an 11m² 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 15m², 1 room of 13.2m² and 2 rooms of 11.5m²). There is also a room for the fuel oil tank (6m²).

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.

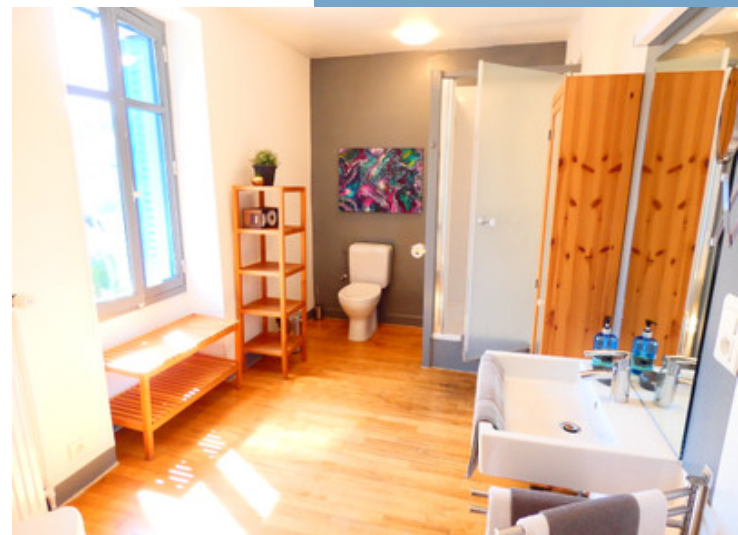
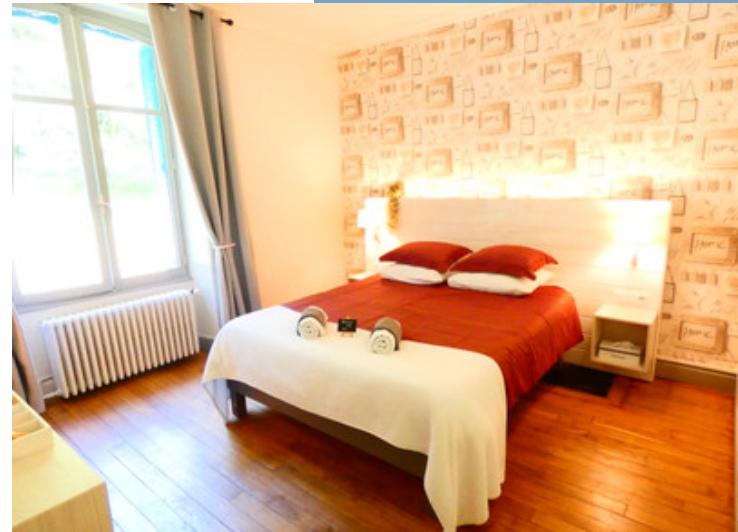
The stone outbuilding (123m² living area):

Fitted out as a magnificent, spacious and bright loft with on the ground floor 2 bedrooms (10.5m² and 16m²), a vast 45m² living room with access to the first floor mezzanine with 16m² fitted kitchen, a 15m² bedroom, a 6m² bathroom and access to the terrace.

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

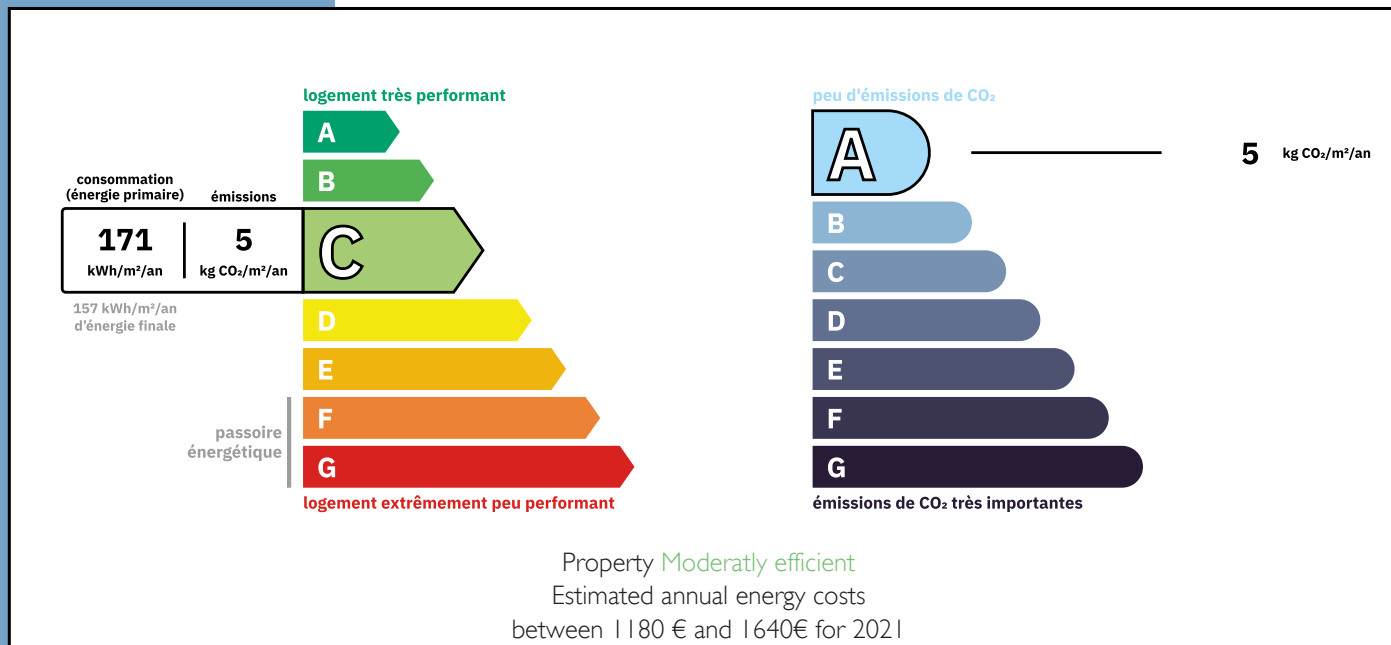
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



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CONTACT

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