



SEE VIDEO: BUSINESS POTENTIAL FOR  
RENOVATED HOUSE+SECOND HOUSE=IDEAL  
B&B OR 2 FAMILY HOMES OFFERING 9 BEDS



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PROPERTY FACT FILE	
REFERENCE	A31045PRD19
PRICE	€ 648,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (625 000 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	8
ACCOMMODATION	400 m <sup>2</sup>
LAND	8213 m <sup>2</sup>
TOWN	Corrèze
DEPARTMENT	
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>	



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

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In a remarkable historic village, this estate comprises a spacious manor house with 6 ensuite bedrooms and a large stone separate 3bed house, both tastefully renovated. The large garden offers a swimming pool, a sauna, a jacuzzi/hot tub, a petanque area as well as private parking for 8 cars and. An excellent opportunity to take over an up

## 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.

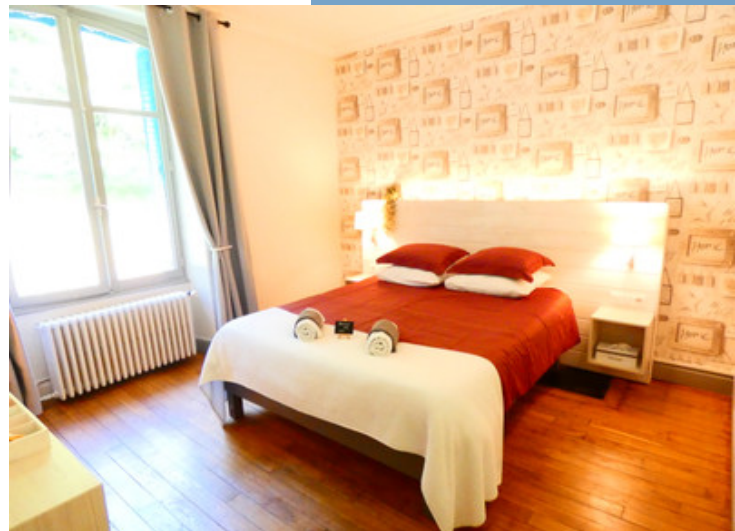
The stone outbuilding (123m<sup>2</sup> living area):

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



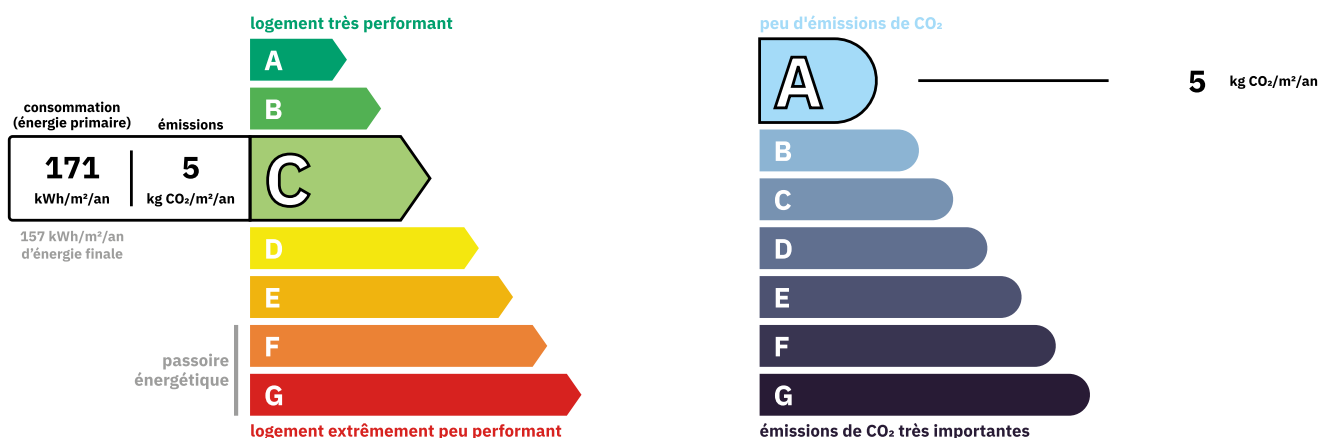


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## ENERGIE-DPE

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



Property **Moderately efficient**  
Estimated annual energy costs  
between 1180 € and 1640€ for 2021

## NOTICE

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## CONTACT

Réf :A31045PRD19  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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