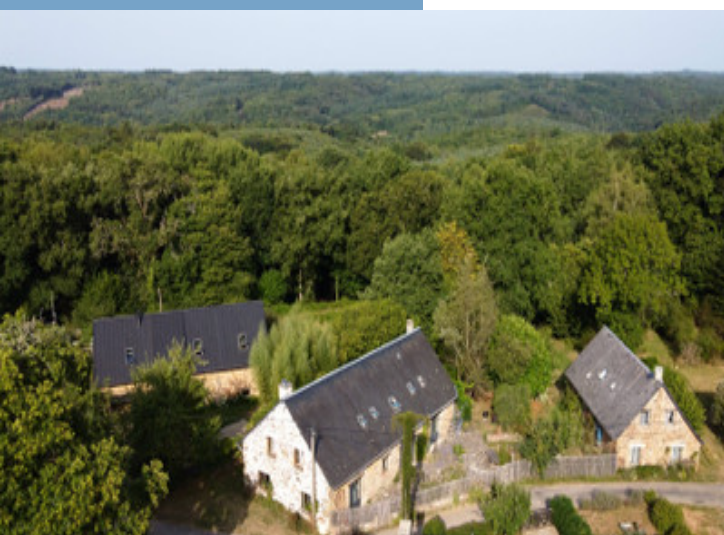




REMARKABLE ESTATE IN A QUIET LOCATION: 3  
LARGE, BRIGHT RENOVATED STONE HOUSES,  
SWIMMING POOL, MAGNIFICENT VIEW



REMARKABLE ESTATE IN A  
QUIET LOCATION: 3  
LARGE, BRIGHT  
RENOVATED STONE  
HOUSES, SWIMMING  
POOL, MAGNIF...



PROPERTY FACT FILE	
REFERENCE	A37334PRD19
PRICE	€ 985,800 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (930 000 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	9
ACCOMMODATION	530 m <sup>2</sup>
LAND	38963 m <sup>2</sup>
TOWN	Marcillac-la-Croisille
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Truly peaceful, exceptional surroundings
- 9 bedrooms, 9 bathrooms
- Terraces, pergola, swimming pool, petanque area
- Permaculture vegetable garden, fruit trees, 2 well
- Ideal for B&Bs, gîtes and themed seminars

REMARKABLE ESTATE IN A  
QUIET LOCATION: 3  
LARGE, BRIGHT  
RENOVATED STONE  
HOUSES, SWIMMING  
POOL, MAGNIF...  
Ref : A37334PRD19

For lovers of peace and quiet, currently used as a yoga retreat center and ideal for gîtes and B&Bs. Situated on a dead-end road and set in magnificent wooded grounds of almost 4 hectares, this remarkable property comprises 3 large character houses that have been perfectly renovated and equipped. Plenty of space to relax, large swimming

## DESCRIPTION

Remarkable property comprises 3 large character houses that have been perfectly renovated and equipped. Plenty of space to relax, large swimming pool with stunning views, terraces, pergola, vegetable garden, fruit trees, petanque area and car park. Hiking trails with direct access to a 230-hectare lake. Ideal for chambres d'hôtes, themed seminars, gîtes or large families...

The Gite (stone and slate roof):

On the ground floor, spacious and bright 144m<sup>2</sup> living room/kitchen with large double-glazed windows. Access to a lovely terrace in a bucolic setting.

Heating: wood-burning stove, small heat pump and additional electric heaters.

On the first floor, a first access leads to 4 bedrooms with 4 bathrooms (under Carrez law: 2x13m<sup>2</sup>, 22m<sup>2</sup> and 11m<sup>2</sup> with separate bathroom). A separate entrance leads to 2 further bedrooms of 14m<sup>2</sup> with en suite bathrooms.)

La Maison Bleu (stone construction with fibre cement roof):

On the ground floor, large, bright 67m<sup>2</sup> living room (currently used as a yoga room) with central wood-burning stove and 2 cast-iron electric heaters. On the first floor, large independent flat with 2 bedrooms of 11m<sup>2</sup> (Carrez law), a living room of 22m<sup>2</sup>, a bathroom and a toilet. Small shed and 50m<sup>2</sup> cellar.

Sewage system: houses n°1 and n°2 have a shared septic tank (6000 liters tank).

The Barn (stone - standing seam aluminium roof with gutters) :

Ground floor: a large living room/equipped kitchen of 115m<sup>2</sup>, a large bedroom with bathroom of 25m<sup>2</sup> with direct acces...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37334PRD19>

COMPLETE FILE AND PHOTO ON REQUEST

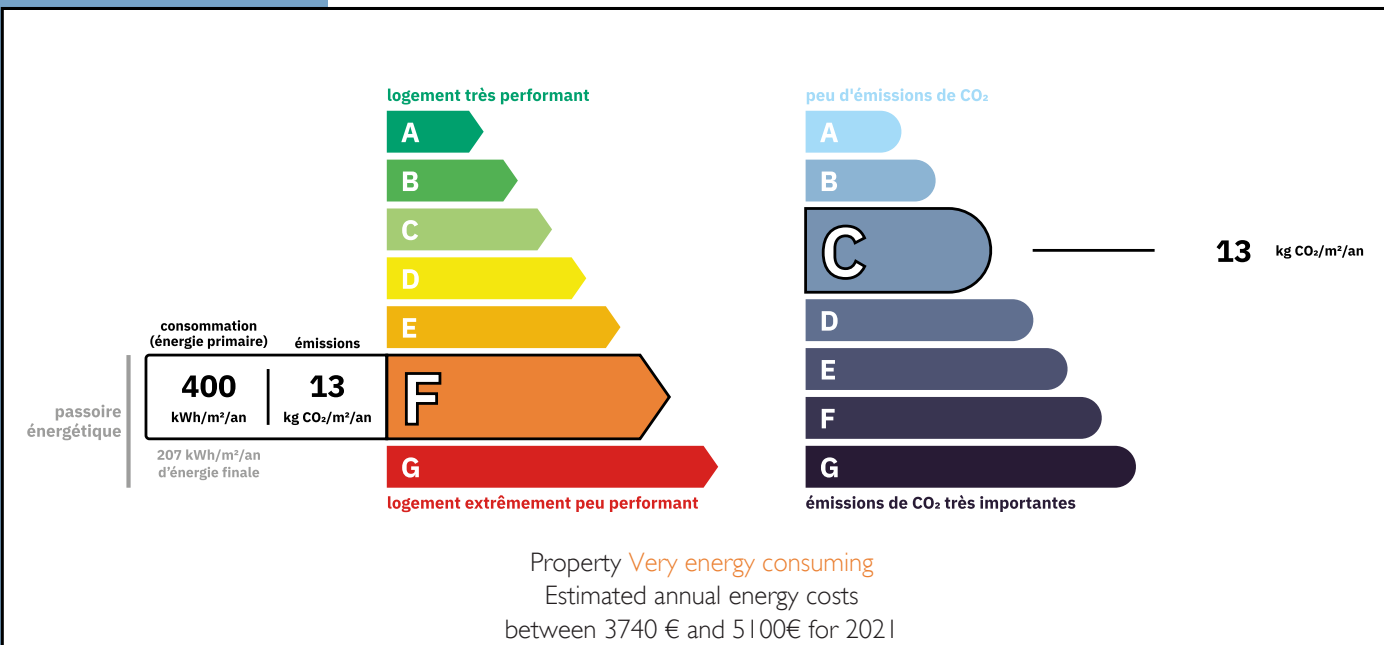


REMARKABLE ESTATE IN A  
QUIET LOCATION: 3 LARGE,  
BRIGHT RENOVATED STONE  
HOUSES, SWIMMING POOL,  
MAGNIF...

Ref : A37334PRD19

## ENERGIE-DPE

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



## NOTICE

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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 : A37334PRD19  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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