



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

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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

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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).

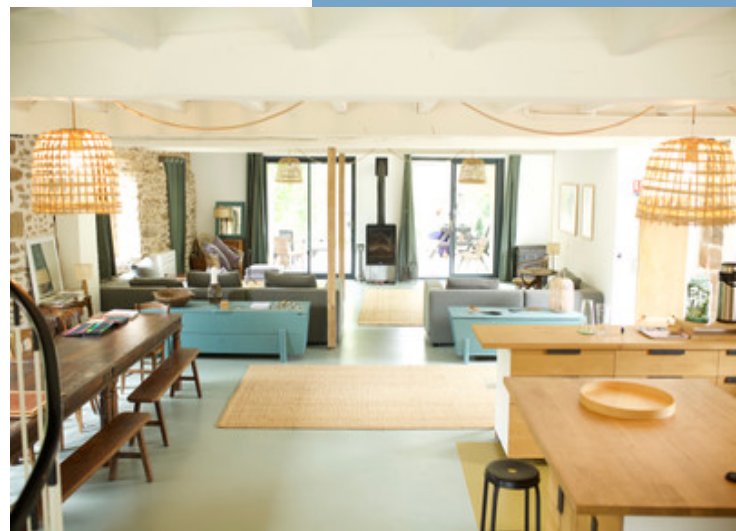
The Barn(stone - standing seam aluminium roof with gutters) :

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

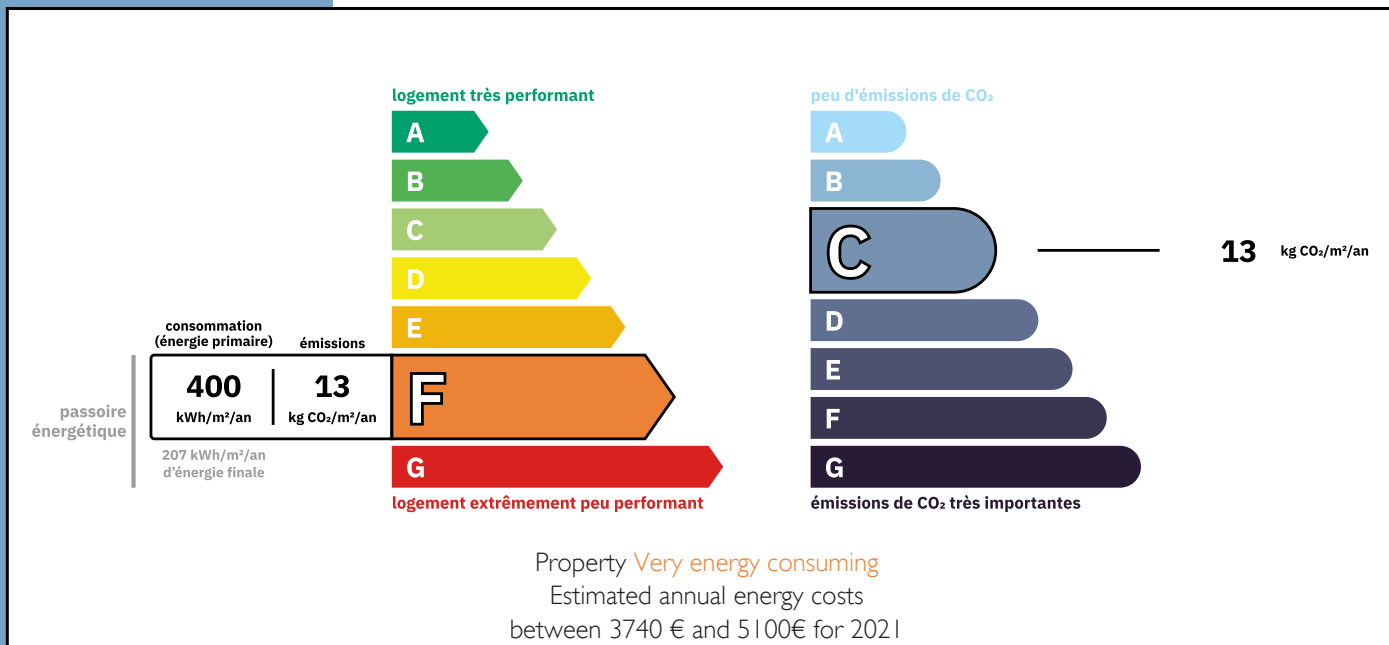


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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