



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	€ 1,365,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 300 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	9
ACCOMMODATION	530 m²
LAND	38963 m²
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
*Price based on current exchange rate which is subject to change	



- 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

DESCRIPTIF

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...

House no. 1 (stone and slate roof):

On the ground floor, spacious and bright 144m² 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: 2x13m², 22m² and 11m² with separate bathroom). A separate entrance leads to 2 further bedrooms of 14m² with en suite bathrooms.)

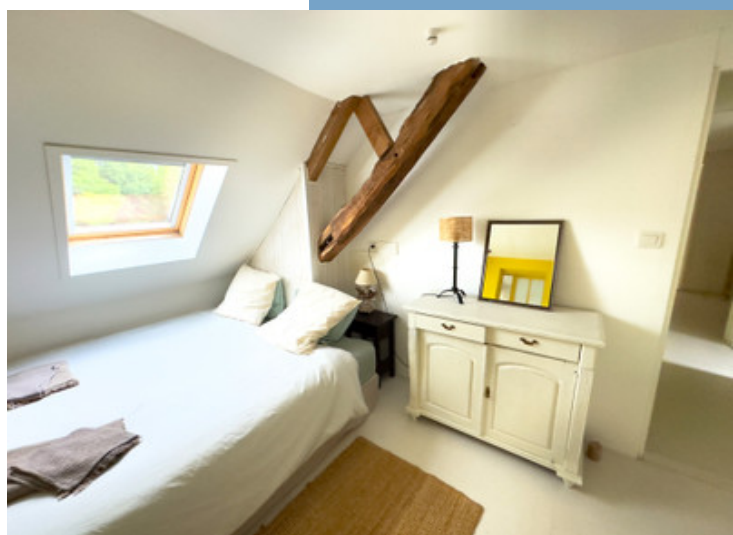
House no. 2 (stone construction with fibre cement roof):

On the ground floor, large, bright 67m² 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 11m² (Carrez law), a living room of 22m², a bathroom and a toilet. Small shed and 50m² cellar.

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

House no. 3 (stone - standing seam aluminium roof with gutters) :

Ground floor: a large living room/equipped kitchen of 115m², a large bedroom with bathroom of 25m² with direct a



More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

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

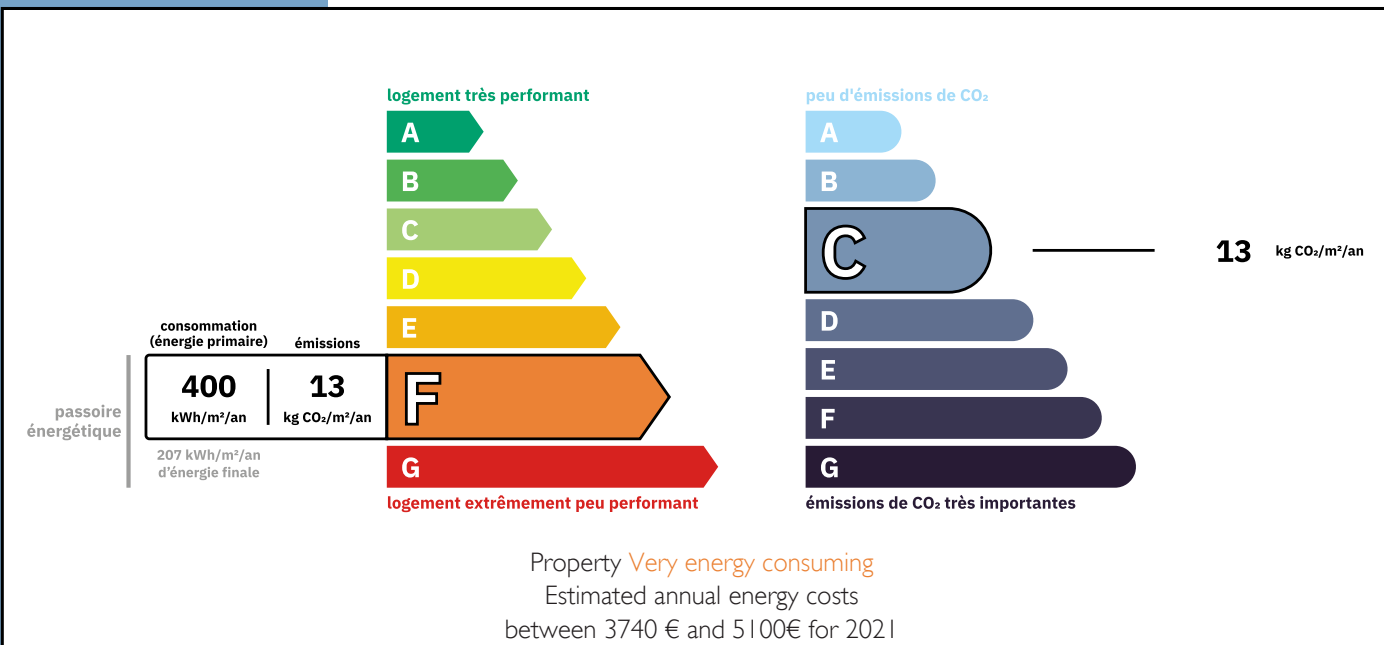
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ENERGIE-DPE

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



NOTICE

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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
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