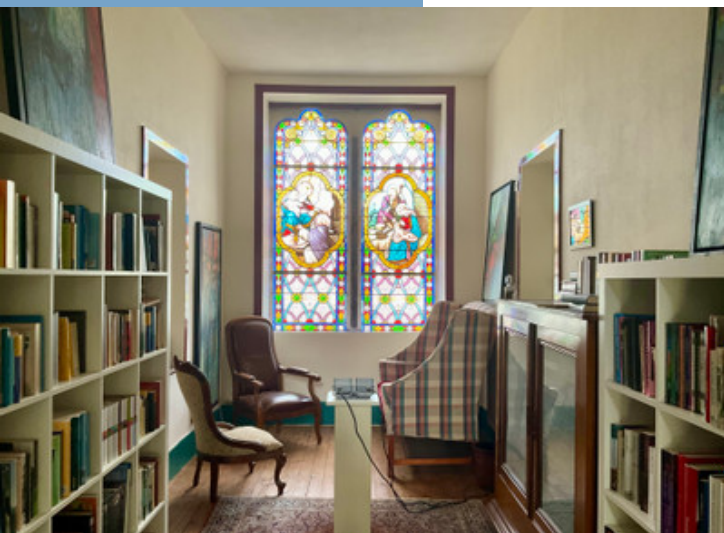




BEAUTIFUL HOME/GUEST HOUSE WITH  
FASCINATING HISTORY IN A CHARMING  
FRENCH COUNTRYSIDE TOWN

BEAUTIFUL HOME/GUEST  
HOUSE WITH  
FASCINATING HISTORY IN  
A CHARMING FRENCH  
COUNTRYSIDE TOWN...



## PROPERTY FACT FILE

REFERENCE	A38901JET23
PRICE	€ 549,995 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (520 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	8
ACCOMMODATION	466 m <sup>2</sup>
LAND	3560 m <sup>2</sup>
TOWN	Vallière
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Private parking, Detached, Water on site

\*Price based on current exchange rate which is subject to change

- Enclosed walled and gated established garden
- Outdoor wood-fired sauna and hot tub
- Within walking distance of cafés, bakery etc
- Existing, established chambre d'hôtes
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The pretty village of Vallière (population around 700) is home to this impressive maison de maître, set on the Plateau de Millevaches in central France. Enjoy the privacy of a large walled garden with sauna and hot tub, while having all daily amenities within easy walking distance.

## DESCRIPTION

Possibly the most stunning property in Vallière, right in the centre of this attractive village, Villa Vallière was built in 1892. It started life as a catholic girls' school. Over the years it has been an orphanage, a hospital, a presbytery, and it is now a luxurious (and arty) guest house with owners' apartment. Immediate rental income is possible in this established business. Alternatively it would make a beautiful home, perhaps for multiple generations.

Basement - gym, laundry room, wine cellar and store.

Ground floor - Entrance hall and central corridor giving access to the rear of the property and a door down to the basement. Professional kitchen with pantry next door. Dual aspect dining room with woodburner. Art room. Office. Apartment comprising large salon, bedroom with dressing room and shower room, currently used as owner living space.

First floor - One apartment: lounge with kitchenette ((36m<sup>2</sup>), bedroom (20m<sup>2</sup>), with shower room and dressing room off. Library/reading room with the stunning and original stained glass windows. Two bedrooms with en suite shower rooms. Further bedroom with sink.

Second floor - 4 bedrooms, two with en suite shower rooms (26m<sup>2</sup> and 29m<sup>2</sup>), not including shower rooms). One suite with main bedroom, two showers and W/C, internal corridor and a separate family/children's room (20m<sup>2</sup> and 14m<sup>2</sup>). Loft space.

More information about the guest areas is here  
-<https://villavalliere.com/en/chambres-en>

Outside there are lawns and est...

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A38901JET23>

COMPLETE FILE AND PHOTO ON REQUEST

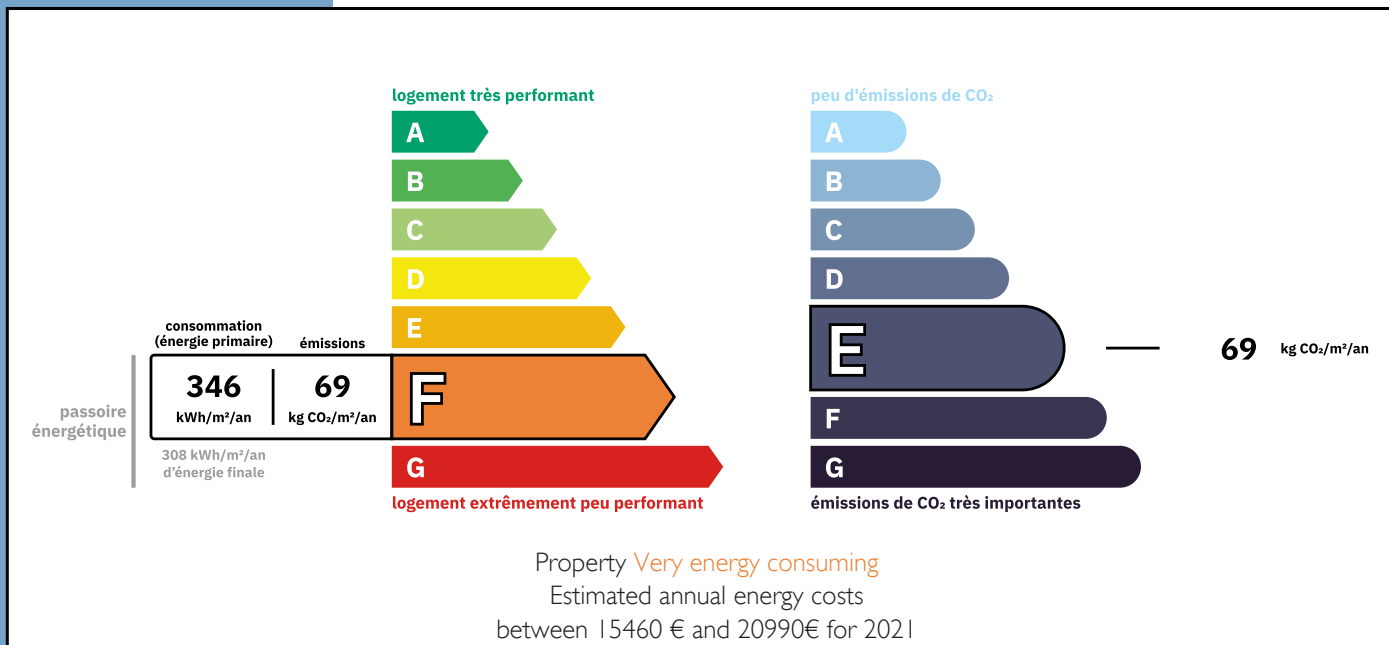


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## ENERGIE-DPE

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



## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchangerates. 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 :A38901JET23  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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