

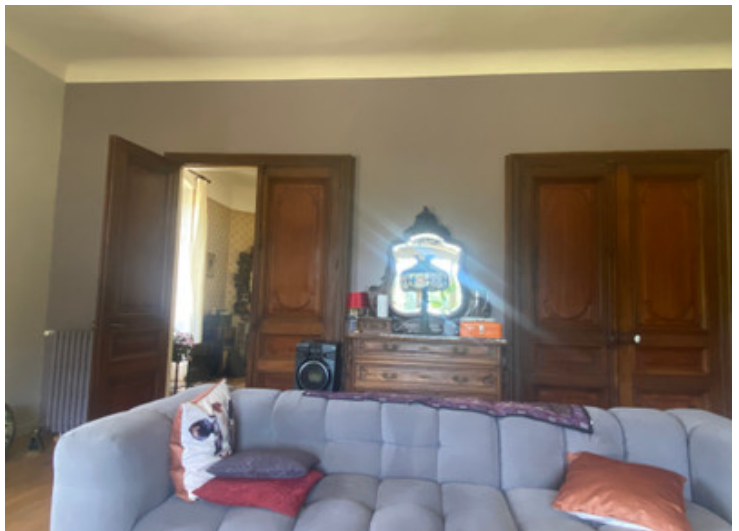


UNIQUE 7BED MAISON DE MAÎTRE WITH ITS  
OUTBUILDINGS AND 7,7 HA OF MEADOWS AND  
FOREST, NO NEIGHBOURS...PEACE!

UNIQUE 7BED MAISON DE  
MAÎTRE WITH ITS  
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PROPERTY FACT FILE	
REFERENCE	A45399JHC19
PRICE	€ 699,990 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	3
ACCOMMODATION	464 m <sup>2</sup>
LAND	77134 m <sup>2</sup>
TOWN	Condat-sur-Ganaveix
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Campagne, Manoir
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Double glazing throughout, all facades renovated
- No close neighbours, 7 bedrooms, 2 gîtes to update
- Lots of possibilities, private setting, potential!
- The property has its own drinking water supply
- Woodland, large flat meadow in front, source, pond

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Large Maison de Maître: Entrance into the hall and corridor, large newly installed kitchen (26M2) with utility room/pantry (10M2) behind it. To the left of the hall a large dining room (33M2) with marble fire place and pallet burner, next the first salon (42M2) with again a pallet burner, the little salon (18M2) and the 'library' (15M2) At the end of

## DESCRIPTION

At the end of the private lane you will find this wonderful property. It has already gotten a great start: A newly fitted kitchen (May 2026) double glazing (2023) , all facades have been repointed in 2023, it has had a roof check, two efficient pellet burners were installed and it has a newly tiled floor in the kitchen and in the entrance hall. The property offers enormous possibilities: You can start a luxury B&B, organise events, trainings, parties or weddings, a retreat... There are two gîtes to update, outbuildings which can become gîtes, there is sheltering woodland and meadows. And it's all very privately situated yet not far from it all.

On the first floor the main house offers 7 large bedrooms from which one has a private bathroom and 5 others have a wash basin. There is also a second bathroom on this floor. The gîtes need to be renovated but can offer up to 6 more bedrooms.

The property is connected to private source (free) drink water. There is a generator in case of power cut. The two pellet burners take care of the heating downstairs, a cooking range can we installed in the kitchen.

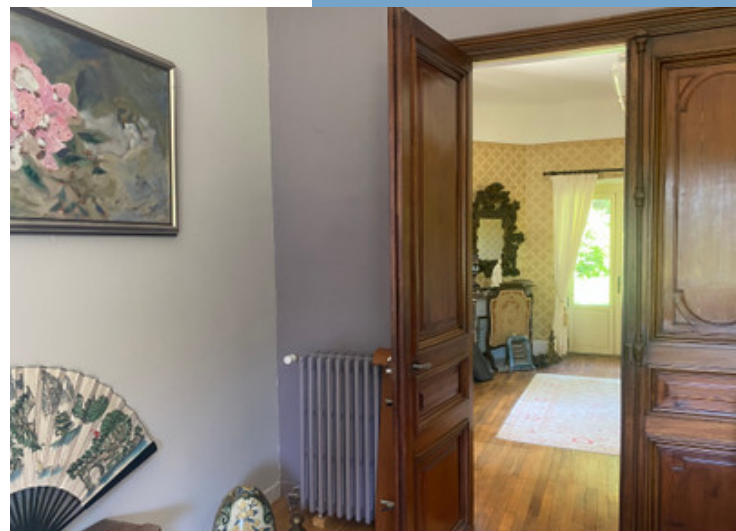
You'll be in a quiet area (no close neighbours) yet not far from the Uzerche which offers most amenities.

The village of Condat-sur-Ganaveix offers the basic amenities: a primary school, a hairdressers and a grocery shop with gas station. The town of Uzerche, with its bakeries, butchers, supermarkets, bars and restaurants, a gallery, a vet, a cinema, DIY-shops, a medical centre a...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45399JHC19>

COMPLETE FILE AND PHOTO ON REQUEST



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

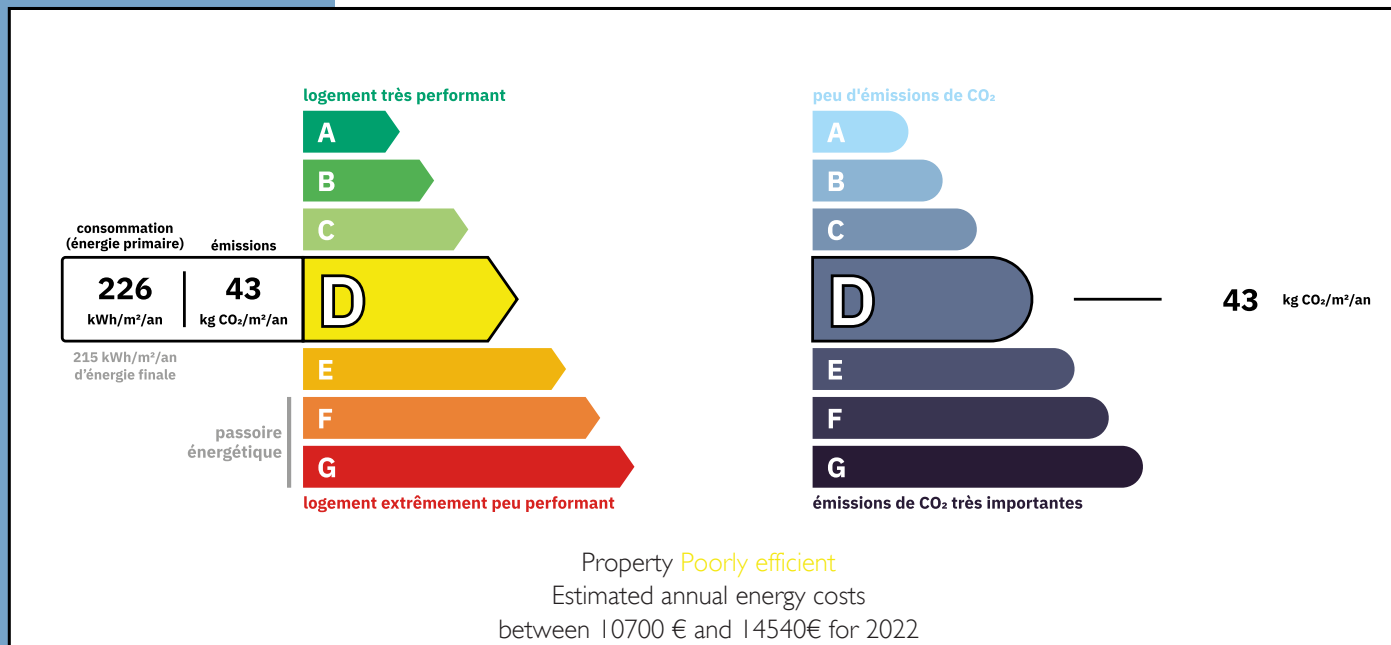
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## ENERGIE-DPE

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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## CONTACT

Réf :A45399JHC19  
FILE COMPLETE  
AND PHOTOS  
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