LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A45399JHC19
PRICE	€ 649,990 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	3
ACCOMMODATION	464 m²
LAND	77134 m²
TOWN	Uzerche
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Campagne, Manoir
CONDITION	Good condition
FEATURES	Private drainage, Garage, Private parking

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





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- 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.

Heating ± 4000€/year, electric ± 1200€/year



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 ands a grocery shop with gas station.

The town of Uzerche, with its bakeries, butchers, supermarkets, bars and restaurants, a galle...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45399JHC19

COMPLETE FILE AND PHOTO ON REQUEST

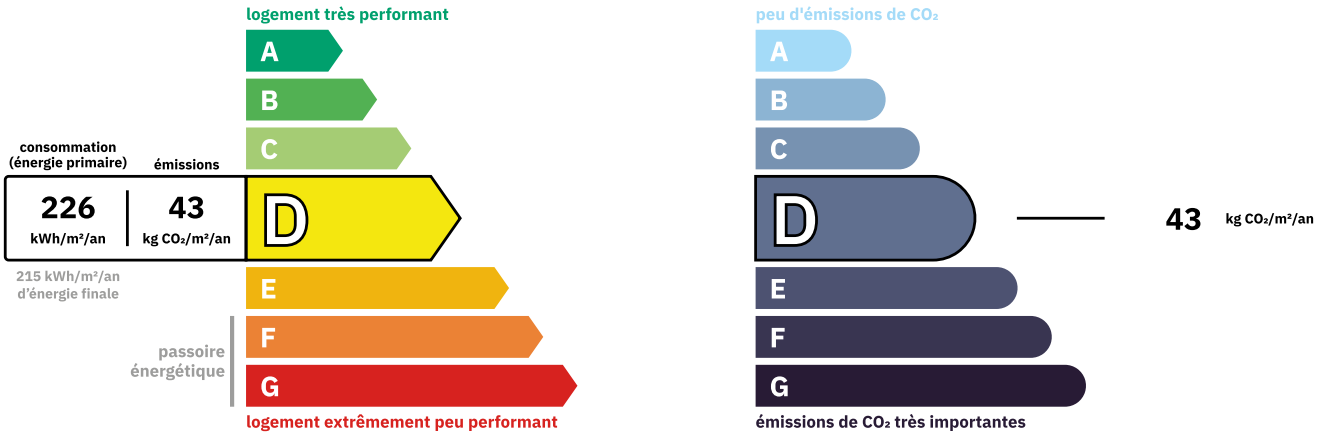
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 10700 € and 14540€ for 2022

NOTICE

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

1: 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 :A45399JHC19
FILE COMPLETE AND PHOTOS ON REQUEST

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