LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MAGNIFICENT 8-BED MANOIR ON JUST OVER 7 ACRES/3HA, SITUATED ON A HILL TOP WITH BEAUTIFUL VIEWS. READY TO GO!

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A47296JHC19
PRICE	€ 699,990 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (663 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	6
ACCOMMODATION	362 m²
LAND	30180 m²
TOWN	Tulle
DEPARTMENT	
LOCATION	Town property
TYPE	Manoir
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

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





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- High standard renovations while keeping atmosphere
- Tranquille setting, 3 hectares yet close to town
- Double glazing, village gas, separate studio, well
- Ready for B&B, festive activities, retreats...
- Inground swimming pool is possible

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A magnificent, renovated manor house with approximately 362m² of habitable surface,, featuring generous proportions, light-filled and spacious rooms with commanding views. Dining room/living room (6.50m x 6.40m), family kitchen/breakfast room (5.60m x 6.10m), boiler room/utility room (3.60m x 4.20m) The bedrooms, situated on

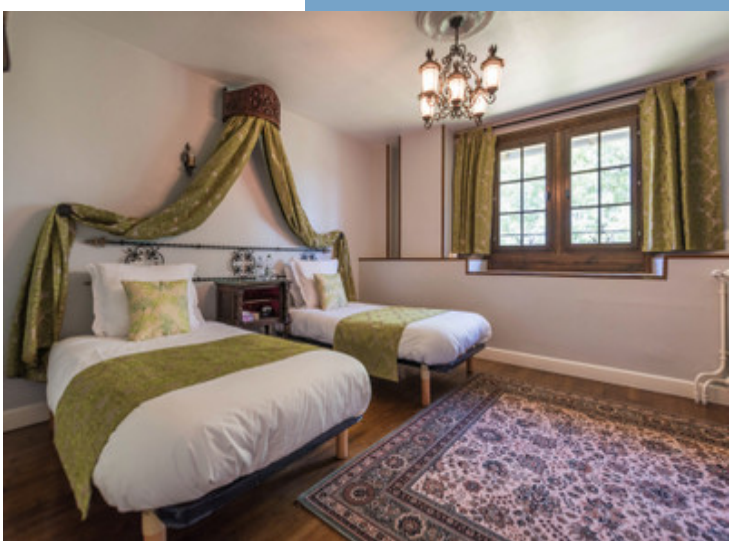


DESCRIPTION

A superb, renovated 15th-century Manor House, situated on the outskirts of Tulle and built on a hill overlooking the valley, with magnificent views of the Limousin countryside, the Manor House covers 420 m² and features some truly beautiful decorative elements: the original white marble floor with garnet inlays, mullioned windows, granite archways and beautiful ironwork throughout. The rooms are light and airy: a spacious 40 m² reception room with a fireplace housing a wood-pellet burner. This cosy, authentic room opens onto the terrace and the garden grounds. There are eight bedrooms, as well as a self-contained flat on the garden level comprising 2 bedrooms, a shower room (shower and washbasin) and separate toilet. A kitchenette could be fitted if required.
The grounds comprise meadows and woodland and offer a high degree of privacy.
The terrace in front of the manor house offers a lovely view over the grounds.
A slice of heaven, a haven of peace to dream of knights and princesses or to get away from the daily busy life.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47296JHC19
COMPLETE FILE AND PHOTO ON REQUEST

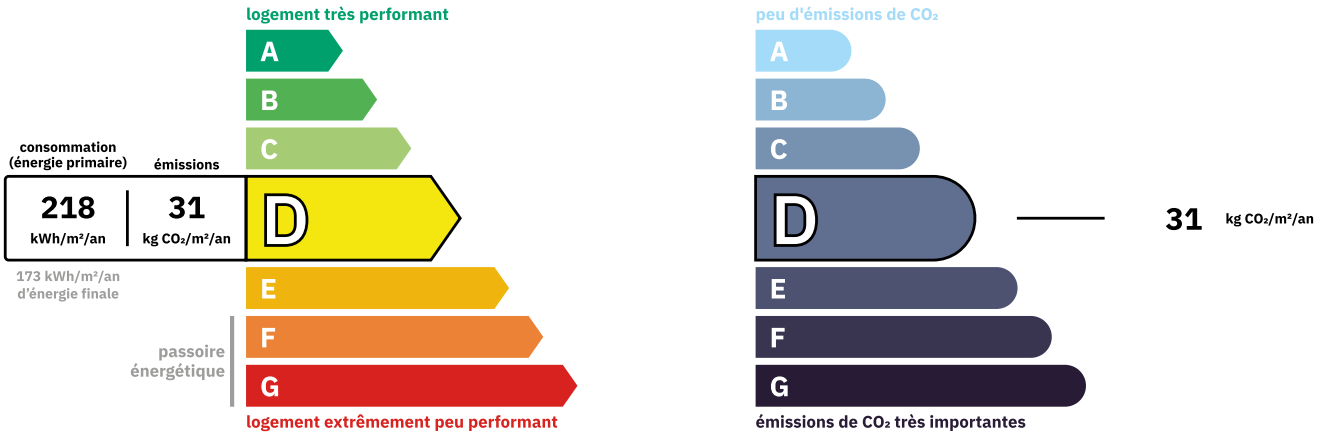
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6860 € and 9350€ for 2021

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 :A47296JHC19
FILE COMPLETE AND PHOTOS ON REQUEST

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