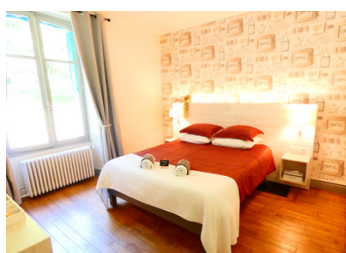


Must see! Business potential: Renovated manor house+barn conversion=ideal B&B / large family home with income



## INFORMATION

Town:	Corrèze
Department:	Corrèze
Bed:	9
Bath:	8
Floor:	400 m2
Plot Size:	8213 m2



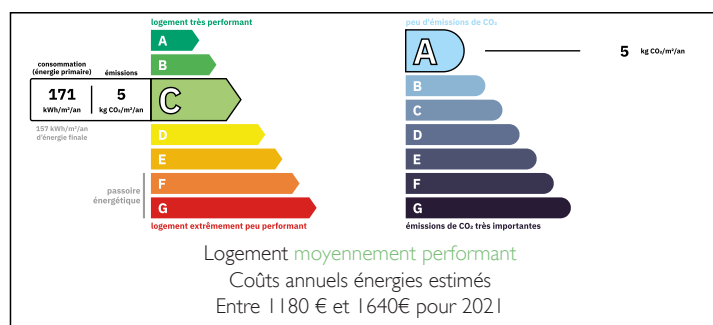
## IN BRIEF

In a remarkable historic village, estate comprising a spacious manor house and a large stone outbuilding, tastefully renovated and equipped. On the large wooded grounds: a swimming pool, sauna, jacuzzi, petanque area, private parking for 8 cars and a spring. For all your gîte and B&B projects.

The natural environment is unique: You'll be close to Mont-Dore, the mountains for skiing and hiking, the Nature Parc the Plateau de Millevaches and Nature Parc of the volcanos of the Auvergne and lots of authentic villages, around.

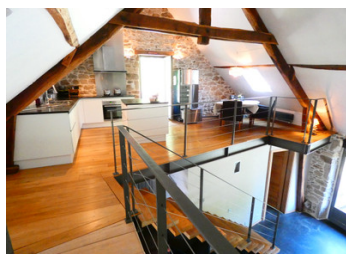
The village of Corrèze offers bars and restaurants as well as shops: a mini-market, bank, bakeries/pastry shops, a butcher's etc. on walking distance.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The mansion house with 275m<sup>2</sup> of habitable surface:  
Ground floor: An 18m<sup>2</sup> entrance hall leads to a large 24m<sup>2</sup> professional kitchen, a grandiose 45m<sup>2</sup> dining room, a boudoir with inglenook fireplace (17.5m<sup>2</sup>) and a wc with sink.

On the first floor: 2 large bedrooms (14m<sup>2</sup>), 1 bedroom (12m<sup>2</sup>) and a master suite (24m<sup>2</sup>); there is a bathroom in each bedroom, storage space and lovely views.

Second floor: 2 suites (28m<sup>2</sup> and 29m<sup>2</sup>) with en-suite bathrooms and an 11m<sup>2</sup> sitting room.

A very well insulated attic above.

All bathrooms, the entire 2nd floor and the side window in the kitchen have double glazing.

In the basement, a large, well-insulated cellar on a concrete slab with 5 rooms used as wine cellar, laundry room, workshop and storage space (2 rooms of 15m<sup>2</sup>, 1 room of 13.2m<sup>2</sup> and 2 rooms of 11.5m<sup>2</sup>). There is also a room for the fuel oil tank (6m<sup>2</sup>).

Sewage system: mains drainage

Heating system: IDEAL STANDARD oil-fired boiler (5000-litre tank) and wood-burning stove.

Travassac slate roof, single-glazed windows. Solid wood flooring.

Smoke detectors are installed in each bedroom and most other rooms. Automatic motion detector lighting in the cellar and in each corridor.

The stone outbuilding (123m<sup>2</sup> living area):

Fitted out as a magnificent, spacious and bright loft with on the ground floor 2 bedrooms (10.5m<sup>2</sup> and 16m<sup>2</sup>), a vast 45m<sup>2</sup> living room with access to the first floor mezzanine with 16m<sup>2</sup> fitted kitchen, a 15m<sup>2</sup> bedroom, a 6m<sup>2</sup> bathroom and access to the terrace.

In the basement, a 37m<sup>2</sup> garage for...

## LOCAL TAXES

Taxe foncière: 2752 EUR

Taxe habitation: EUR

## NOTES