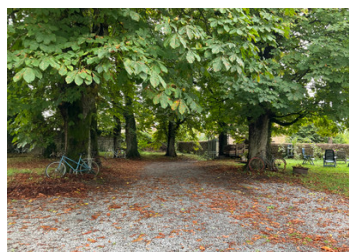


Unique walled Manor House with second granite property, ancient outbuildings and gardens in rural idyll



INFORMATION

Town:	Vallière
Department:	Creuse
Bed:	9
Bath:	3
Floor:	520 m2
Plot Size:	350000 m2



IN BRIEF

A walled courtyard in the natural Millevache Plateau of central France is the idyllic setting for this prestigious Manor House, ancient annex and gardens. The new owners would also take over custodianship of a collection of yew trees believed to be over a thousand years old.

The pretty village of Vallière is 2km away and has a baker, butcher, cafés etc, whilst the house itself is hidden in a small hamlet comprising only a few properties.

Nearby is Aubusson, internationally famous for its tapestries, and Felletin, an old town with artisanal shops and a popular weekly market. Forest paths abound for walking, horseriding, and cycling, as well as swimming lakes. A perfect escape from the busy world.

ENERGY - DPE

DPE not required.

Sparsely populated and green, this is a truly lovely

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

This is a very rare opportunity to take over the reins of a country residence, which would be ideal as both a home or an alternative retreat space.

Amongst an ensemble of properties built between the 15th and 18th Century, the great-great-grandfather of the current owners had the imposing main manor house built in 1910. Restorations were started on the original neighbouring property, within the same walled courtyard, more than a century ago. Care has been taken to retain the old granite flagstones, exposed beams, open fireplaces and other ancient features. Outbuildings include horse stables, a dovecote, a barn, saddlery, wash-house, well and more recently a 30m2 straw-built eco retreat.

The established gardens are a natural paradise and contain a group of ancient yew trees, believed to be a thousand years old. Seating areas are interspersed with rhododendrons, huge monkey puzzles, and the lawned and gladed areas lead to the ancient lavoir (fed with a spring), an ancient pecherie (to be restored), and a well.

Manor House:

This property is on three levels. Ground floor: On entering the double main door (with original peepholes), granite steps lead up to the tiled entrance hall, spacious enough for three sets of double doors to other ground floor accommodation. Two sets of doors are to a large interconnected dining room/salon, each room with its own fireplace and high, alcoved ceilings. Patio doors and a granite staircase allow access down from...

LOCAL TAXES

Taxe foncière: 2558 EUR

Taxe habitation: EUR

NOTES