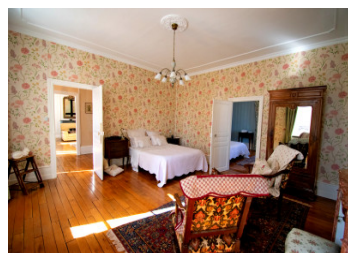
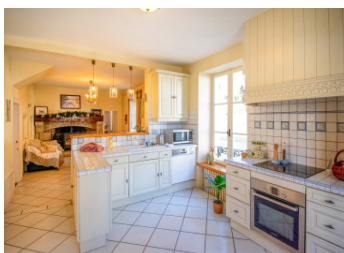


Grand manor house surrounded by meadows and woodland, with a separate outbuilding housing an indoor pool.



## INFORMATION

Town:	Ussel
Department:	Corrèze
Bed:	9
Bath:	2
Floor:	677 m <sup>2</sup>
Plot Size:	8730 m <sup>2</sup>

## IN BRIEF

Located close to the medieval town of Ussel, which is surrounded by countryside, forests, public gardens and numerous natural spaces, hiking and walking trails and many other leisure activities. The area is in the Massif Central, on the foothills of the Plateau de Millevaches Natural Park. The town of Ussel offers many amenities including shops, schools, museum, cinema, media library, cultural centre, swimming pool and hospital. Lac de Ponty, on the edge of town, is an 18-hectare leisure lake with fishing, walking, swimming, horseriding, orienteering and mountain-biking. Located in the heart of the Regional Park of the Volcanoes of Auvergne, the Mont-Dore ski resort is only 45 minutes from Ussel, with 41 km of slopes.

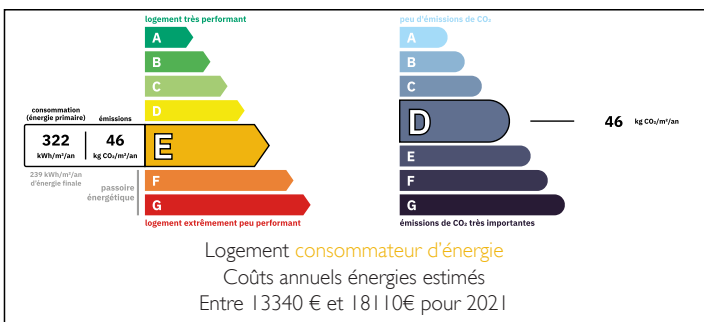
Meymac: 19 minutes

Nearest train station: Ussel

Nearest airport: Limoges 1 hour 45 minutes

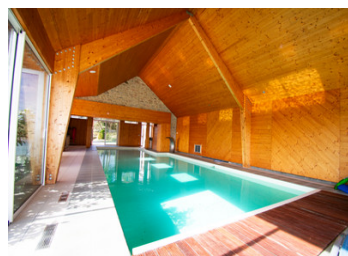
A89 motorway: 10 minutes

## 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

Nestled in a charming hamlet on the outskirts of Ussel, this magnificent manor house, built in 1860, exudes timeless elegance and historic charm.

A wrought iron gate opens to reveal the manor house to your left, its slate roof, large single-glazed windows, and white wooden shutters carefully preserved to honour its heritage. A balustrade guides you from the terrace down into the beautifully maintained gardens.

Stepping inside, the entrance hall welcomes you with high ceilings, abundant natural light, and exquisite period details—polished wooden floors, intricate plaster mouldings, rich wood panelling, and marble fireplaces that echo the grandeur of the past.

To the left, a living room invites relaxation, while to the right, a refined dining room leads seamlessly to a spacious kitchen and dining area, complete with an independent exterior entrance. A cellar beneath the kitchen provides ideal wine storage and houses the home's boiler. Adjacent to the kitchen, you'll find a convenient shower room and WC.

The first floor offers four generously sized bedrooms, one currently used as an office, alongside a luxurious marble-tiled bathroom. The second floor continues to impress, featuring five additional bedrooms and a playroom, providing ample space for family and guests.

Across the courtyard, an extraordinary converted barn serves as an unparalleled leisure retreat. This stunning space boasts a 15m x 5m swimming pool with a captivating waterfall, a Jacuzzi, a sauna, a steam room, and a well-appointed kitchen and dining area. Expansive double-glazed windows frame breathtaking views of the surrounding parkland, rolling...

## LOCAL TAXES

**Taxe foncière: 4154 EUR**

**Taxe habitation: EUR**

## NOTES