

Remarkable estate in a quiet location: 3 large, bright renovated stone houses, swimming pool, magnificent view

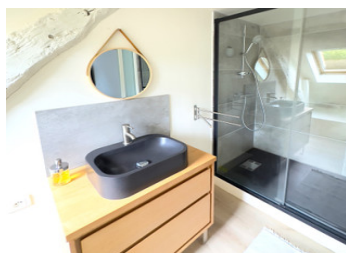


INFORMATION

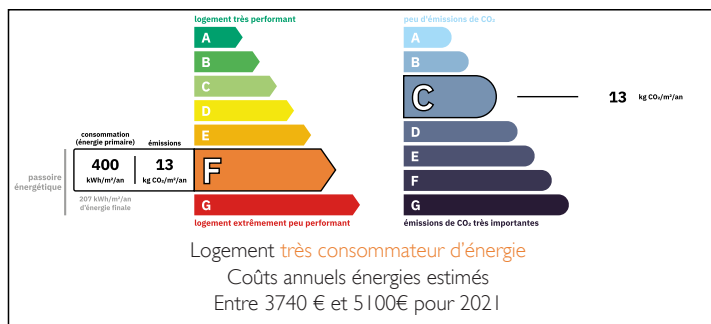
Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	9
Bath:	9
Floor:	530 m2
Plot Size:	38963 m2

IN BRIEF

For lovers of peace and quiet, currently used as a yoga retreat center and ideal for gîtes and B&Bs. Situated on a dead-end road and set in magnificent wooded grounds of almost 4 hectares, this remarkable property comprises 3 large character houses that have been perfectly renovated and equipped. Plenty of space to relax, large swimming pool with stunning views, terraces, pergola, vegetable garden, fruit trees, petanque area and car park. Hiking trails with direct access to a 230-hectare lake. Ideal for chambres d'hôtes, themed seminars, gîtes or large families...

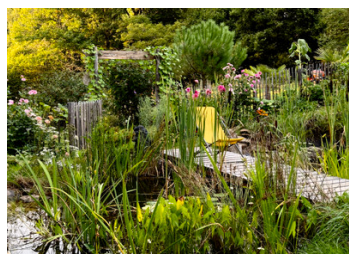


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1227 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Remarkable property comprises 3 large character houses that have been perfectly renovated and equipped. Plenty of space to relax, large swimming pool with stunning views, terraces, pergola, vegetable garden, fruit trees, petanque area and car park. Hiking trails with direct access to a 230-hectare lake. Ideal for chambres d'hôtes, themed seminars, gîtes or large families...

House no. 1 (stone and slate roof):

On the ground floor, spacious and bright 144m² living room/kitchen with large double-glazed windows. Access to a lovely terrace in a bucolic setting.

Heating: wood-burning stove, small heat pump and additional electric heaters.

On the first floor, a first access leads to 4 bedrooms with 4 bathrooms (under Carrez law: 2x13m², 22m² and 11m² with separate bathroom). A separate entrance leads to 2 further bedrooms of 14m² with en suite bathrooms.)

House no. 2 (stone construction with fibre cement roof):

On the ground floor, large, bright 67m² living room (currently used as a yoga room) with central wood-burning stove and 2 cast-iron electric heaters.

On the first floor, large independent flat with 2 bedrooms of 11m² (Carrez law), a living room of 22m², a bathroom and a toilet.

Small shed and 50m² cellar.

Sewage system: houses n°1 and n°2 have a shared septic tank (6000 liters tank).

House no. 3 (stone - standing seam aluminium roof with gutters) :

Ground floor: a large living room/equipped kitchen of 115m², a large bedroom with bathroom of 25m² with direct access to the garden and vegetable patch via a covered pergola.

First floor: large 30...