

Pretty 15 bedroom refurbished property with two swimming pools and horse stables close to a recreational lake



## INFORMATION

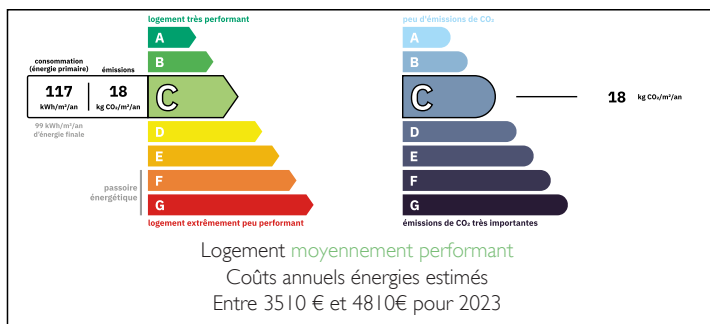
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	15
Bath:	6
Floor:	340 m2
Plot Size:	7591 m2



## IN BRIEF

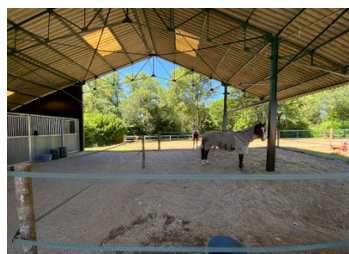
This pretty manor house that is marked on the Cadastre Napoléon map of 1840 with later additions, is situated two minutes from an ancient village and local shops. The house itself is divided into two 6 bedroom apartments one of which is wheelchair friendly. The rear extension provides a third apartment consisting of 3 bedrooms. The property stands in a neatly maintained garden overlooking fields and is a short walk to a recreational lake. The property also includes a paddock and an equestrian building that includes two stables and a covered exercise yard.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Manoir consists of 340 m<sup>2</sup> of living space consisting of :-

3 Living rooms

3 Dining rooms

3 Kitchens

15 Bedrooms

5 Washrooms with shower

1 Bathroom with bath

9 W/cs

Large attic space (potential for further development)

Boiler room

Outside terrace

Outside facilities

Well.

Large swimming pool and a separate pool for small children (enclosed)

Pool house equipped with an outdoor shower, w/c and sauna.

Wooden gazebo roofed in tiles

A large equestrian outbuilding that includes two stables and covered exercise yard

Also included are laundry facilities

Outdoor kitchen and a boiler room/workshop

Garage

Horse paddock/land 7591 m<sup>2</sup>

Amenities

Local shops 2 minutes

Local supermarket 15 minutes

SNCF train station 19 minutes

Nearest airport (Limoges) 49 minutes

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>