

Stunning 18th-Century Manoir with Cottage, Pool & 4.1ha Land in St Priest Ligoure, Limousin.

EXCLUSIVE



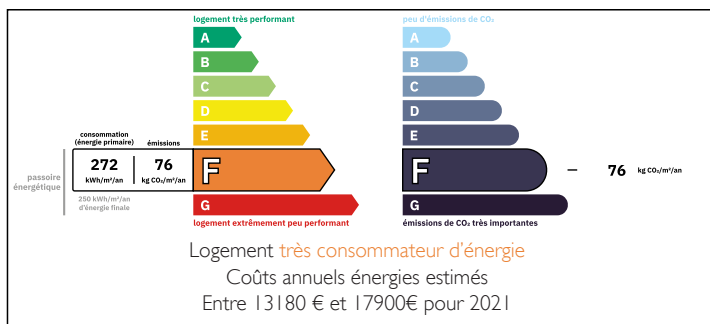
## INFORMATION

Town:	Saint-Priest-Ligoure
Department:	Haute-Vienne
Bed:	8
Bath:	5
Floor:	407 m2
Plot Size:	41661 m2

## IN BRIEF

Step into history with this stunning 18th-century Manoir in St Priest Ligoure, Limousin, full of original charm and character. Currently a successful holiday rental, retreat, and events venue, it offers spacious living, a separate cottage, a swimming pool, and 4.1 ha of beautiful land. Experience the perfect blend of heritage, lifestyle, and business potential

## ENERGY - DPE



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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 property is currently operating successfully as a business, which is included in the sale.

Entering through a beautiful, authentic hallway with an arched doorway and stone flooring, you are welcomed into the grand living area, a bright and airy space featuring exposed beams and an open fireplace. The kitchen, a real highlight, spans 17 m<sup>2</sup> and opens into a 25 m<sup>2</sup> dining area with a wood-burning fire.

A formal dining room (25 m<sup>2</sup>) with wood flooring and a games room with pool table provide further entertainment spaces.

The ground-floor bedroom (23 m<sup>2</sup>) features exposed beams, a roll-top bath, and a private bathroom, with access to the front terrace.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

The Manoir is divided into two wings. The left wing first floor offers three spacious bedrooms (22–35 m<sup>2</sup>), each with en-suite or private bathrooms. The right wing provides a large 14 m<sup>2</sup> bathroom, a 15.5 m<sup>2</sup> bedroom, and a small office/storage room. A cosy seating area (35 m<sup>2</sup>) with mezzanine-level additional seating and two further bedrooms (one with en-suite) completes the interior spaces.

Attached to the main house is a 150 m<sup>2</sup> barn, perfect for storage or entertainment. A fabulous covered terrace offers an ideal setting for outside dining and events. The grounds include a large garden, an inground swimming pool with its own terrace, an orchard, a stable block, and woodland, all part of 4.1 ha of land.

An independent cottage complements the Manoir, featuring an open-plan kitchen, living, and dining area, a ground-floor bedroom, and a large first-floor room with bathroom that could be converted into additional...