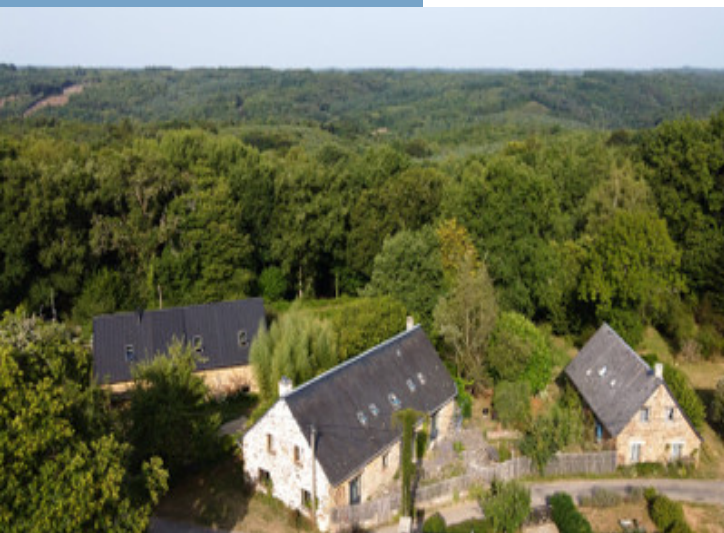




REMARKABLE ESTATE IN A QUIET LOCATION: 3
LARGE, BRIGHT RENOVATED STONE HOUSES,
SWIMMING POOL, MAGNIFICENT VIEW

REMARKABLE ESTATE IN A
QUIET LOCATION: 3
LARGE, BRIGHT
RENOVATED STONE
HOUSES, SWIMMING
POOL, MAGNIF...



PROPERTY FACT FILE	
REFERENCE	A37334PRD19
PRICE	€ 985,800 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (930 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	9
ACCOMMODATION	530 m ²
LAND	38963 m ²
TOWN	Marcillac-la-Croisille
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	



- Truly peaceful, exceptional surroundings
- 9 bedrooms, 9 bathrooms
- Terraces, pergola, swimming pool, petanque area
- Permaculture vegetable garden, fruit trees, 2 well
- Ideal for B&Bs, gîtes and themed seminars

REMARKABLE ESTATE IN A
QUIET LOCATION: 3
LARGE, BRIGHT
RENOVATED STONE
HOUSES, SWIMMING
POOL, MAGNIF...
Ref : A37334PRD19

For those seeking tranquility, this property is currently used as a yoga retreat and is ideal for vacation rentals and bed-and-breakfast accommodations. Situated on a dead-end road and set on a magnificent, wooded lot of nearly 4 hectares, this remarkable property consists of three large, character-filled homes that have been perfectly

DESCRIPTION

This outstanding estate offers a rare opportunity to acquire a fully renovated and beautifully maintained collection of three character properties, set within almost 4 hectares of private, wooded grounds. Currently configured for hospitality and wellness use, the property is perfectly suited for gîtes, chambres d'hôtes, retreats, seminars or as an exceptional multi-family residence.

The setting is idyllic, with generous outdoor spaces designed for relaxation and enjoyment. A large saltwater swimming pool (12m x 6m) enjoys panoramic countryside views, complemented by terraces, a shaded pergola, and a charming pétanque court. The landscaped grounds include a productive permaculture vegetable garden, a glass greenhouse, a pond, two wells, and an impressive variety of mature fruit trees.

A private woodland path leads directly to the beautiful Lac de la Valette (230 hectares), just a 15-minute walk away, offering swimming, nature walks and outdoor activities in a preserved natural environment.

The Gîte

Constructed in traditional stone with a slate roof, this spacious and light-filled property features an impressive 144m² open-plan living and kitchen area, with large double-glazed windows opening onto a delightful terrace in a peaceful, bucolic setting. Heating is provided by a wood-burning stove, supported by a heat pump and electric radiators.

Upstairs, the accommodation is designed to host guests comfortably, with six bedrooms in total, each with its own bathroom. Fo...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37334PRD19>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

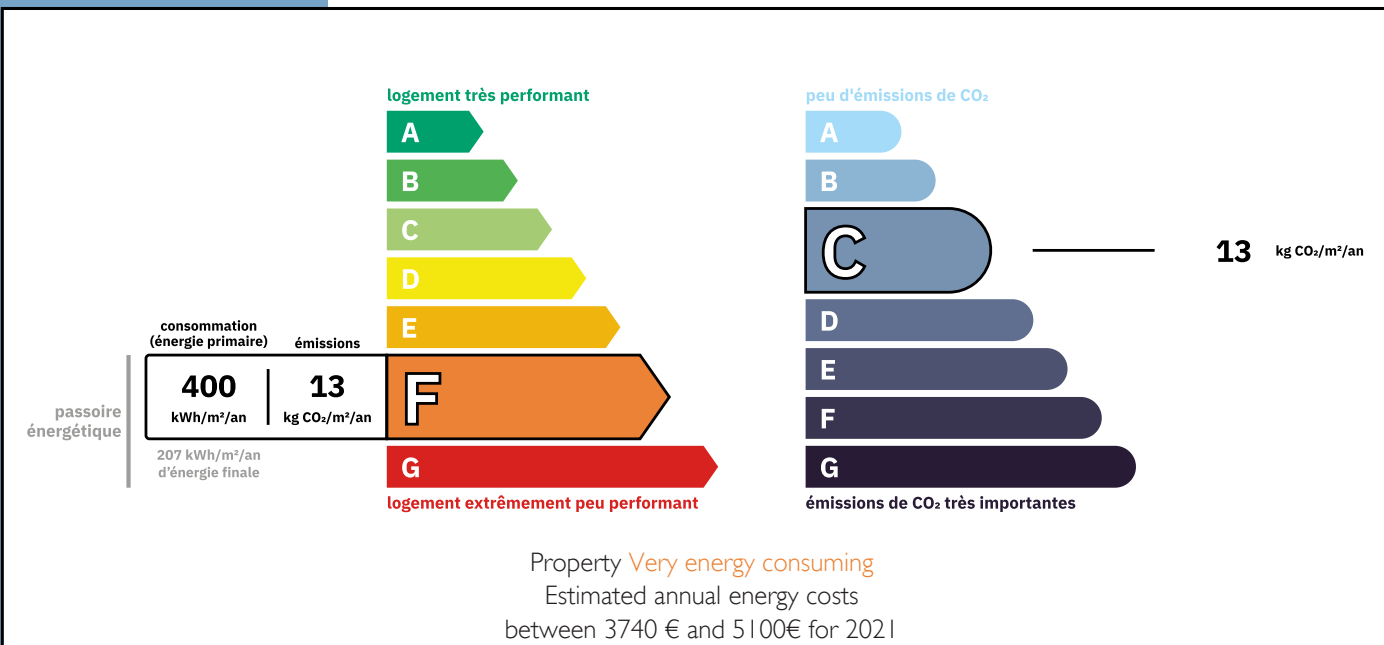
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

REMARKABLE ESTATE IN A
QUIET LOCATION: 3 LARGE,
BRIGHT RENOVATED STONE
HOUSES, SWIMMING POOL,
MAGNIF...

Ref : A37334PRD19

ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A37334PRD19
FILE COMPLETE
AND PHOTOS
ON REQUEST

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