

Stunning mansion with farmhouse, private chapel, swimming pool, sauna, tennis court, barns + 35 acres parkland



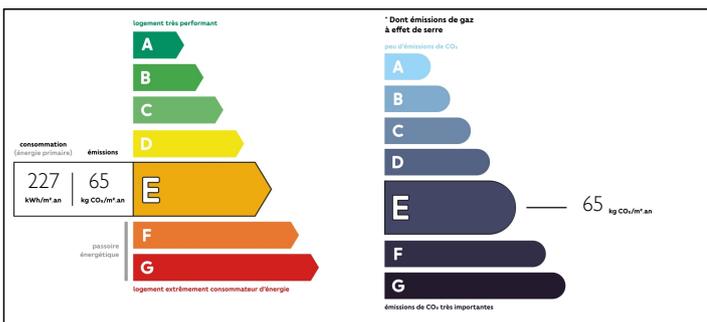
## INFORMATION

Town:	Saint-Privat
Department:	Corrèze
Bed:	11
Bath:	4
Floor:	425 m2
Plot Size:	137134 m2

## IN BRIEF

\*UNDER OFFER\* Situated on the edge of a pretty hamlet and a short drive from the Dordogne river, this estate is a haven of tranquility! Comprising a 4 bedroom manor house and a 5 bedroom farmhouse with 2 bedroom annex, this is perfect for two families wishing to live close to each with their own private area, or else as a gite business as the living space can be easily separated into owner's and guests' accommodation. Along with many outbuildings, this property also boasts an ancient chapel... the perfect place for an artist to display their work or for those seeking a serene environment for meditation or well-being practices. From a sunny terrace, the main house overlooks the pool and gardens and a tree-lined path opposite the front door takes you through woodland to fields and a small lake. There are 35 acres of land, making this estate attractive to...

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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

This property has been in the hands of the same family for almost 30 years. They have lovingly restored it and turned it into a comfortable and welcoming home, full of surprises but still with plenty of potential to put your own stamp on it! The accommodation is extensive but retains a homely atmosphere, so the property could lend itself to a variety of projects, from a delightful home for just one family through to a multi-aspect commercial enterprise. The proximity of the property to the upper reaches of the Dordogne river and the beautiful town of Argentan, not to mention the outstanding scenery of the Cantal region, could enable any future owner to benefit from the lively tourist sector of the region which is a magnet to nature lovers and keen walkers.

The estate consists of the following main elements:

### I. Principal Manor House

Stone steps lead to the front door which opens into a hallway, with majestic oak staircase. Double doors to the right lead into the wood panelled library, which has also been used as a music room. The library has 3 glazed doors leading onto the wisteria-clad balcony which surrounds the house. To the left of the main entrance is the winter living room, dominated by a massive inglenook fireplace with woodburner. This room also has glazed doors leading onto the balcony. To one side of the living room, there is a small fitted kitchen, useful in the winter months when there...

## LOCAL TAXES

Taxe foncière: 2000 EUR

Taxe habitation: 1000 EUR

## NOTES