

A magnificent manor house set in an elevated position with extensive grounds and heated swimming pool.



## INFORMATION

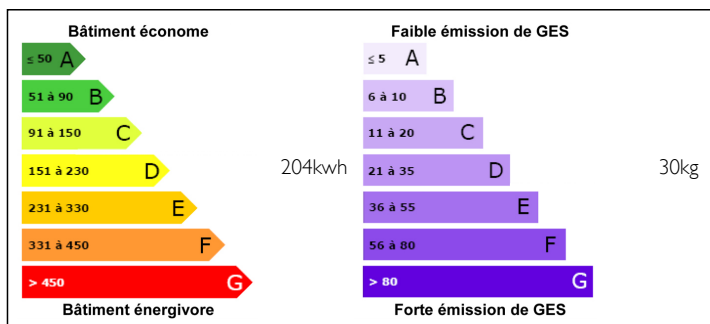
Town:	Saint-Yrieix-sous-Aixe
Department:	Haute-Vienne
Bed:	7
Bath:	4
Floor:	195 m2
Plot Size:	16208 m2



## IN BRIEF

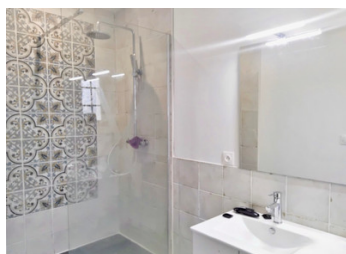
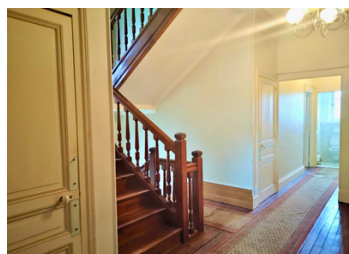
This unique property occupies a prominent position in the village of Gue de La Roche on the river Vienne. With 7 bedrooms and 4 bathrooms, all of character and generously proportioned, it offers splendid accommodation over 3 floors. With north and south driveways it stands majestically in over 1.4 hectares of private grounds, which wrap around the building. It is ideally located just a 20 minute drive from Limoges airport and Saint Junien respectively.

## 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.



## DESCRIPTION

Ground floor.

There is a grand entrance hall with many original features, this leads to the ground floor accommodation; private WC, a large lounge and dining area with direct access to gardens and pool, a second formal dining room with double aspect leading to a large character kitchen with a stunning inglenook fireplace.

First floor.

A large oak staircase opens out on to a generous landing leading to 4 bedrooms, 2 with en suite and a private balcony with views of the gardens and valley beyond. The master bedroom has a open fireplace with marble surround and double aspect and access to the master en suite bathroom.

On the second floor there are 3 bedrooms one with en suite shower room, and balcony, office room and attic space to finish as desired.

There is a cellar which is divided into separate areas and houses the heat pump and a shower.

The grounds wrap around the building and exceed 14,000 m<sup>2</sup>. There is a separate parcel of woodland directly opposite the house of approximately 2,150m<sup>2</sup>, and a detached double garage situated at the southern entrance.

The house is heated by a heat pump, and has a combination of single and double glazing optimising both character and energy efficiency. Individual drainage system, which may be connected to the mains. This has to be verified.

Viewings are encouraged to appreciate the potential of this unique property.

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

## NOTES