

Exceptional estate: mansion, two gîtes, outbuilding, swimming pool, mini-golf on 2 acres.



## INFORMATION

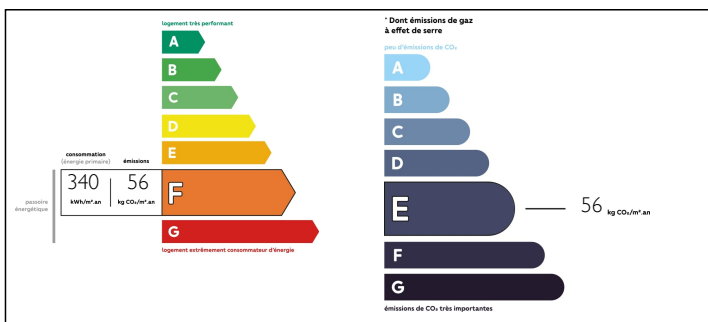
Town:	Gros-Chastang
Department:	Corrèze
Bed:	12
Bath:	6
Floor:	611 m2
Plot Size:	8000 m2

## IN BRIEF

Unique and remarkable property for use as a home, gîtes or chambres d'hôtes, consisting of a perfectly renovated and equipped manor house, two fully equipped gîtes, an outbuilding, a mini-golf course (15 holes), a recent swimming pool (10x4,5m) and a petanque court. All this on 8000m<sup>2</sup> of land planted with trees.



## 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 foncière: 3071 EUR**

## NOTES

## DESCRIPTION

The mansion (year of construction: 1880, living area: 322m<sup>2</sup>) :

Ground floor:

- A room used as a reception area with wood-burning stove and equipped bar (32m<sup>2</sup>)
- A 40m<sup>2</sup> living room opening onto a large terrace
- An equipped kitchen of 18m<sup>2</sup>.
- A 6m<sup>2</sup> bathroom
- A 14 m<sup>2</sup> bedroom
- A 12.5m<sup>2</sup> bedroom

On the first floor, two spacious suites:

The first suite is composed of :

- A 16m<sup>2</sup> living room with fireplace
- A 16m<sup>2</sup> bedroom with fireplace and bathroom
- An equipped kitchen of 4m<sup>2</sup>.

The second suite is composed of :

- A living room/kitchen of 17m<sup>2</sup> with a terrace of 50m<sup>2</sup>.
- A 16m<sup>2</sup> bedroom with fireplace
- A bathroom of 4m<sup>2</sup>.

On the second floor :

- A bedroom with a balcony of 14m<sup>2</sup> and a bathroom of 6m<sup>2</sup>.
- A bedroom with a balcony of 13m<sup>2</sup> and a bathroom of 4m<sup>2</sup>.
- A suite (bedroom and living room) with balconies of 30m<sup>2</sup>, fitted kitchen (6m<sup>2</sup>) and a bathroom.

On the third floor, the attic of 34m<sup>2</sup>.

The gîte/chambres d'hôtes n°1 (living area: 96m<sup>2</sup>):

Ground floor:

- Living room with wood burner of 18m<sup>2</sup>.
- A fitted kitchen of 20m<sup>2</sup> with terrace and barbecue area

On the 1st floor:

- Bedroom of 14m<sup>2</sup> with bathroom and bath
- A 22m<sup>2</sup> bedroom
- In the corridor, a lovely little corner office (stone and wood)

Attic above and cellar of 15m<sup>2</sup> in the basement.

The gîte/chambres d'hôtes n°2 (living area: 193m<sup>2</sup>) :

- Ground floor: living room/conference room of