LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A25905MUC19 Price: 795 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (750 000 EUR without fees)

Magnificent holiday estate for sale in the heart of the Haute-Corrèze, set in 15 hectares of greenery and fore















INFORMATION

Town:	Saint-Yrieix-le-Déjalat
Department:	Corrèze
Bed:	0
Bath:	0
Floor:	3700 m2
Plot Size:	152700 m2

IN BRIEF

Huge holiday estate for sale in Haute-Corrèze. The park extends over 15 hectares of greenery and majestic forests and is a veritable sanctuary of biodiversity. It is located in the Millevaches Regional Nature Park, an absolutely unspoilt area in the wilds of the Monédières massif at an altitude of 750 m. There are around 4,000 m2 of buildings on the estate: 2 buildings with 16 studios, each with a kitchenette, shower room and toilet. The ecopark also has an entertainment room, an amphitheatre, a dining room with seating for 200, a kitchen, staff accommodation, 4 garages, 1 technical building, a number of play areas, a tennis court, a car park and other buildings in need of renovation. Come and discover this exceptional site, a privileged place for nature lovers in this highly touristic region for its eco-activities (paragliding,...

ENERGY - DPE

DPE not required.

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.

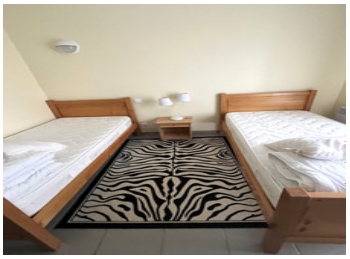
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

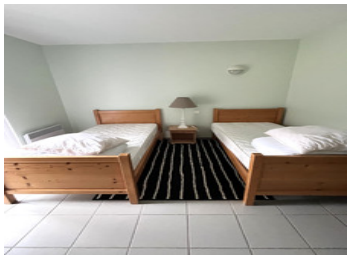
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LOCAL TAXES

Taxe foncière: **3700 EUR**

NOTES

DESCRIPTION

The ecopark has a number of buildings:
- 2 buildings (486m2 each) with 16 studios, each to standard with kitchenette, 2 beds, shower room and toilet.
- 1 administrative building (350 m2) with reception, office, lounge and 5 rooms to be renovated.
- 1 two-storey building (1126 m2) with amphitheatre, kitchen, dining room and activity room.
- 1 building (486m2) with 18 rooms to renovate.
- 1 building (478m2) with an activity room and 11 rooms to renovate.
- 4 garages, including 1 double garage.
- 1 technical building with transformer and water treatment plant.
- 1 staff accommodation (200m2)
- Numerous play areas, paths, tennis courts, car park.

The property currently houses a hotel residence, which will cease operations on sale;

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