

Remarkable estate in a quiet location: 3 large, bright renovated stone houses, swimming pool, magnificent view



## INFORMATION

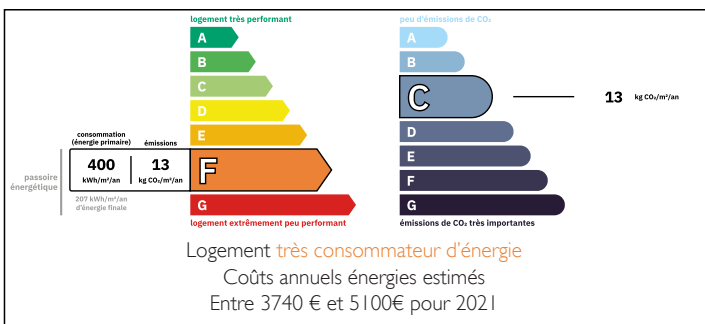
Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	9
Bath:	9
Floor:	530 m <sup>2</sup>
Plot Size:	38963 m <sup>2</sup>



## IN BRIEF

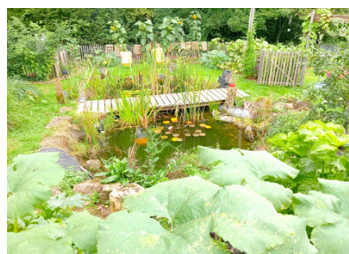
For those seeking tranquility, this property is currently used as a yoga retreat and is ideal for vacation rentals and bed-and-breakfast accommodations. Situated on a dead-end road and set on a magnificent, wooded lot of nearly 4 hectares, this remarkable property consists of three large, character-filled homes that have been perfectly renovated and fully equipped. Numerous relaxation areas, a large swimming pool with spectacular views, terraces, a pergola, a vegetable garden, fruit trees, a pétanque court, and parking. Hiking trails with direct access to a 230-hectare lake. Ideal for bed-and-breakfasts, themed seminars, vacation rentals, or large families...

## 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

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 144m<sup>2</sup> 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. Four bedrooms are accessed from the main staircase, while two additional en-suite bedrooms benefit from independent access, offering flexibility for guest use or private letting.

## LOCAL TAXES

**Taxe foncière: 1227 EUR**

## NOTES