LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45399JHC19 Price: 649 990 EUR

agency fees to be paid by the seller

Unique 7bed Maison de Maître with its outbuildings and 7,7 ha of meadows and forest, no neighbours...Peace!















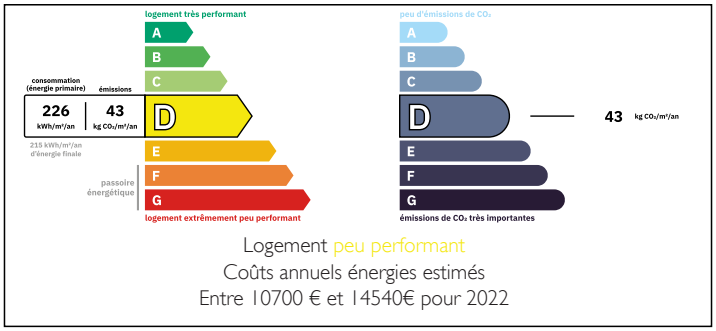
INFORMATION

Town:	Uzerche
Department:	Corrèze
Bed:	7
Bath:	3
Floor:	464 m2
Plot Size:	77134 m2

IN BRIEF

Large Maison de Maître: Entrance into the hall and corridor, large newly installed kitchen (26M2) with utility room/pantry (10M2) behind it. To the left of the hall a large dining room (33M2) with marble fire place and pallet burner, next the first salon (42M2) with again a pallet burner, the little salon (18M2) and the 'library' (15M2) At the end of the hall , through the stained-glass doors is the stairwell, the access to the cellars, the second utility room with shower, separate toilet. First floor: Large landing with five bedrooms (25-30M2) from which one has a private bathroom, a second bathroom, a separate toilet. Second floor: two bedrooms (± 25M2), access to the convertible attics (100M2). Outside: several outbuildings including two small dwellings in need of renovation, a bread oven, barns/garages and an open hangar....

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 10700 € et 14540€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45399JHC19 Price: 649 990 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2787 EUR**

NOTES

DESCRIPTION

At the end of the private lane you will find this wonderful property.
It has already gotten a great start: A newly fitted kitchen (May 2026) double glazing (2023) , all facades have been repointed in 2023, it has had a roof check, two efficient pellet burners were installed and it has a newly tiled floor in the kitchen and in the entrance hall. The property offers enormous possibilities: You can start a luxury B&B, organise events, trainings, parties or weddings, a retreat... There are two gîtes to update, outbuildings which can become gîtes, there is sheltering woodland and meadows. And it's all very privately situated yet not far from it all.
On the first floor the main house offers 7 large bedrooms from which one has a private bathroom and 5 others have a wash basin. There is also a second bathroom on this floor. The gîtes need to be renovated but can offer up to 6 more bedrooms.
The property is connected to private source (free) drink water.
There is a generator in case of power cut. The two pellet burners take care of the heating downstairs, a cooking range can we installed in the kitchen.
Heating ± 4000€/year, electric ± 1200€/year

You'll be in a quiet area (no close neighbours) yet not far from the Uzerche which offers most amenities.
The village of Condat-sur-Ganaveix offers the basic amenities: a primary school, a hairdressers ands a grocery shop with gas station.
The town of Uzerche, with its bakeries, butchers,...

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr