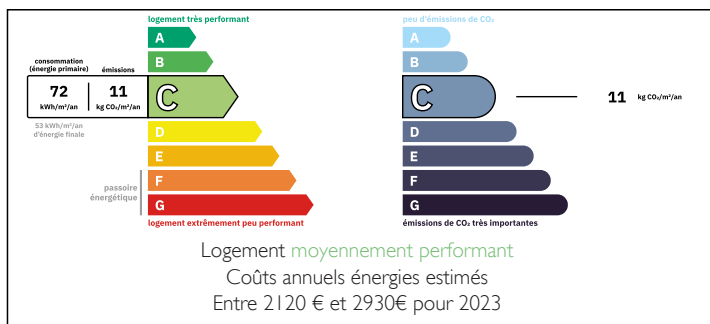


Character estate featuring a main house, 5 cottages, pool, 6 ha of land, with beautiful view near the Dordogne

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Puybrun
Department:	Lot
Bed:	16
Bath:	7
Floor:	560 m2
Plot Size:	60450 m2

IN BRIEF

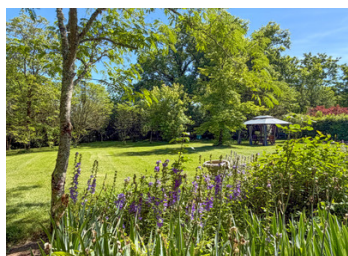
Northern Lot / Southern Corrèze, just 2 min from the river Dordogne, this charming stone estate offers an exceptional living environment surrounded by nature, close to tourist attractions and amenities. Set on over 6 ha of a beautifully landscaped estate with flowers and trees, the private driveway leads to a spacious 4/5-bedroom mansion, a separate ground-floor apartment, and 4 cottages, all comfortable and pleasantly furnished.

The 12x6-meter pool is heated, allowing you to enjoy wonderful moments of relaxation starting in the spring, and the old hall promises large gatherings around the bread oven.

The main house features modern comforts (double glazing, hybrid heat pump/oil central heating) and offers spacious rooms including an elegant living room, dining room, inviting kitchen, and 4 to 5 bedrooms;

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: 6500 EUR

NOTES

DESCRIPTION

Set in over 6 hectares of beautifully landscaped grounds with mature trees and flowering gardens, a private driveway leads to an impressive 4/5-bedroom manor house, a self-contained single-storey apartment, and 4 comfortable, tastefully furnished holiday cottages.

The extensive meadows offer excellent potential for keeping horses, for example, making the property ideal for an equestrian project or other countryside pursuits.

MANOR HOUSE – Main house and private apartment

With a living area of approximately 270 m², the main house and its separate apartment offer the ideal features for settling your family in the best possible conditions.

The house (180 m²) features a dining room, a large modern, well-equipped kitchen perfect for entertaining, a cozy living room, and 4 to 5 bedrooms (in need of updating), some with private bathrooms. The two attic bedrooms are in need of renovation or updating.

On the garden level, a spacious apartment (90 m²) has been converted for family and friends without interfering with the seasonal rental business; you can host your loved ones in this superb 2-bedroom apartment (15 and 20 m²), featuring a spacious living/dining room/open kitchen of 45 m² centered around the wood-burning insert.

4 COTTAGES TO HOST GUESTS YEAR-ROUND

The 4 cottages are all very different, offering 1 to 3 bedrooms depending on your clientele. All cottages feature high-quality amenities including air conditioning, convector heaters, double-glazed windows, screen doors, closets, and safes, as well as modern, fully equipped kitchens renovated in 2020.