LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47296JHC19 Price: 699 990 EUR

agency fees included: 6 % TTC to be paid by the buyer (663 000 EUR without fees)

Magnificent 8-bed Manoir on just over 7 acres/3Ha, situated on a hill top with beautiful views. Ready to go!















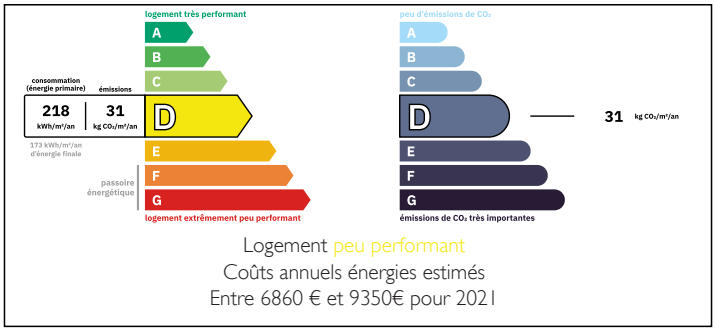
INFORMATION

Town:	Tulle
Department:	Corrèze
Bed:	8
Bath:	6
Floor:	362 m2
Plot Size:	30180 m2

IN BRIEF

A magnificent, renovated manor house with approximately 362m² of habitable surface,, featuring generous proportions, light-filled and spacious rooms with commanding views. Dining room/living room (6.50m x 6.40m), family kitchen/breakfast room (5.60m x 6.10m), boiler room/utility room (3.60m x 4.20m) The bedrooms, situated on the first and second floor, all have their own shower rooms (one of which has a bath) and a toilet. Bedroom 1 (4.00m x 4.30m), Bedroom 2 (4.00 m x 3.00 m), Bedroom 3 (4.00 m x 3.00 m), Bedroom 4 (2.20 x 3.30), Bedroom 5 (4.30 x 3.70), Bedroom 6 (2.70 x 2.60), Bedroom 7 (3.40 x 4.80), Bedroom 8 (2.40 x 7.00), and a self-contained 2bed studio (7.60 x 6.30). Outside: two garages, a carport, parking for 8 to 12 cars, a well behind the house, a garden with terraces, and a wooded...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6860 € et 9350€ pour 2021

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: **2652 EUR**

NOTES

DESCRIPTION

A superb, renovated 15th-century Manor House, situated on the outskirts of Tulle and built on a hill overlooking the valley, with magnificent views of the Limousin countryside, the Manor House covers 420 m² and features some truly beautiful decorative elements: the original white marble floor with garnet inlays, mullioned windows, granite archways and beautiful ironwork throughout. The rooms are light and airy: a spacious 40 m² reception room with a fireplace housing a wood-pellet burner. This cosy, authentic room opens onto the terrace and the garden grounds. There are eight bedrooms, as well as a self-contained flat on the garden level comprising 2 bedrooms, a shower room (shower and washbasin) and separate toilet. A kitchenette could be fitted if required.

The grounds comprise meadows and woodland and offer a high degree of privacy.

The terrace in front of the manor house offers a lovely view over the grounds.

A slice of heaven, a haven of peace to dream of knights and princesses or to get away from the daily busy life.

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