LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48925LAD87 Price: 850 000 EUR

agency fees to be paid by the seller

Elegant Manor House with 2.4 Hectares, Swimming Pool and Guest Accommodation Potential















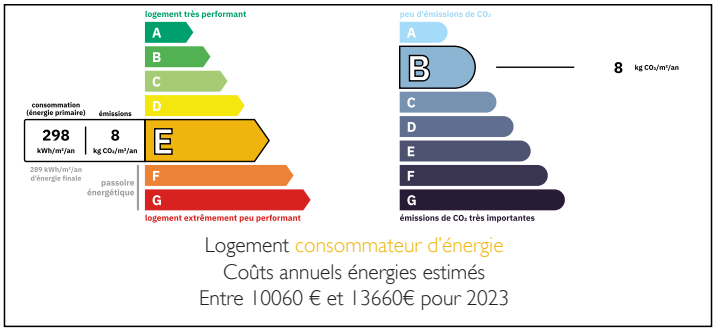
INFORMATION

Town:	Limoges
Department:	Haute-Vienne
Bed:	10
Bath:	3
Floor:	400 m2
Plot Size:	24000 m2

IN BRIEF

Set in a peaceful hamlet to the north-west of Limoges, this elegant and spacious residence enjoys a private setting. Set within approximately 2.4 hectares of parkland, the property offers generous living accommodation, beautiful period features and exciting potential. The main house has five spacious bedrooms, three bathrooms and five further rooms on the second floor, including a fitted dressing room, offering potential for renovation and additional accommodation. High ceilings of 3.70m, elegant reception rooms and a magnificent sweeping staircase add to its character. The grounds feature a 7 x 15m swimming pool, three natural springs, a small stream, mature trees and fruit trees. With a substantial hangar, workshop and separate three-car garage, this is an ideal property for a large family or a project combining private living with a potential chambre d'hôtes business.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 10060 € et 13660€ pour 2023

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.







NOTES

DESCRIPTION

An elegant French residence with generous accommodation, beautiful parkland and exciting potential near Limoges

Situated in a sought-after area to the north-west of Limoges, this impressive property enjoys a peaceful and private setting within a spacious hamlet, whilst remaining close to the amenities of the city.

Approached via a beautiful tree-lined driveway leading to an electric entrance gate, the property sits within approximately 2.4 hectares of established parkland.

Combining elegant proportions, generous living spaces and attractive period features, this is a substantial residence offering both comfortable family accommodation and considerable potential for further development.

THE MAIN HOUSE

The house is characterised by its impressive proportions, with high ceilings of approximately 3.70 metres and spacious reception rooms and bedrooms. Beautiful period features include oak parquet flooring, decorative plasterwork, marble fireplaces and decorative textile wall coverings in several rooms.

The ground floor is arranged around a generous entrance hall, providing access to the principal living areas. A separate cloakroom with washbasin is also located off the entrance hall.

The reception rooms comprise a kitchen with direct access to the dining room, a summer sitting room, a further living room and a separate office.

The summer sitting room has its own distinctive decorative wall covering featuring birds, plants and natural motifs. It opens directly onto an adjoining terrace, where you can enjoy lovely open views