

GRAND MANOR HOUSE SURROUNDED BY MEADOWS AND WOODLAND, WITH A SEPARATE OUTBUILDING HOUSING AN INDOOR POOL.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A35359SHJ19
PRICE	€ 819,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (780 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	2
ACCOMMODATION	677 m²
LAND	8730 m²
TOWN	Ussel
DEPARTMENT	
LOCATION	
TYPE	Manoir
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Barns - outbuildings

*Price based on current exchange rate which is subject to change





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- Orangery
- Modern 15m x 5m indoor swimming pool
- Sauna, steam room, jacuzzi
- Gym
- Beautiful gardens with view of Cantal mountains

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Located close to the medieval town of Ussel, which is surrounded by countryside, forests, public gardens and numerous natural spaces, hiking and walking trails and many other leisure activities. The area is in the Massif Central, on the foothills of the Plateau de Millevaches Natural Park. The town of Ussel offers many amenities including

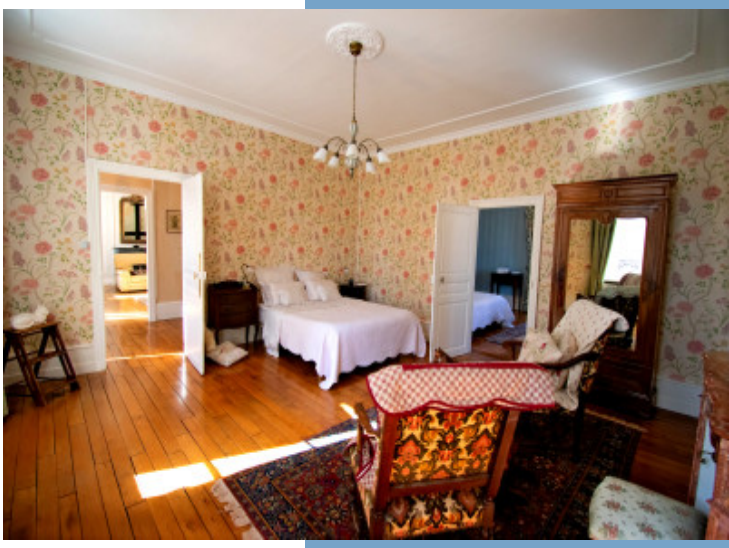


DESCRIPTION

Nestled in a charming hamlet on the outskirts of Ussel, this magnificent manor house, built in 1860, exudes timeless elegance and historic charm.

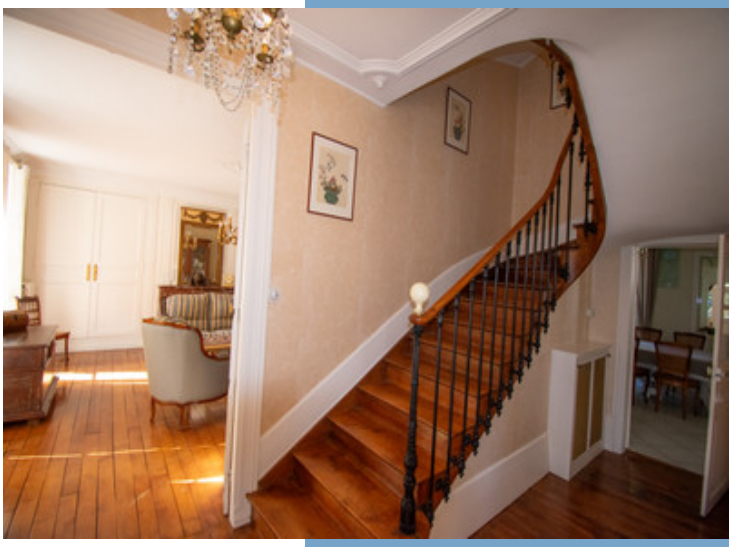
A wrought iron gate opens to reveal the manor house to your left, its slate roof, large single-glazed windows, and white wooden shutters carefully preserved to honour its heritage. A balustrade guides you from the terrace down into the beautifully maintained gardens.

Stepping inside, the entrance hall welcomes you with high ceilings, abundant natural light, and exquisite period details—polished wooden floors, intricate plaster mouldings, rich wood panelling, and marble fireplaces that echo the grandeur of the past.



To the left, a living room invites relaxation, while to the right, a refined dining room leads seamlessly to a spacious kitchen and dining area, complete with an independent exterior entrance. A cellar beneath the kitchen provides ideal wine storage and houses the home's boiler. Adjacent to the kitchen, you'll find a convenient shower room and WC.

The first floor offers four generously sized bedrooms, one currently used as an office, alongside a luxurious marble-tiled bathroom. The second floor continues to impress, featuring five additional bedrooms and a playroom, providing ample space for family and guests.



Across the courtyard, an extraordinary converted barn serves as an unparalleled leisure retreat. This stunning space boasts a 15m x 5m swimming pool with a captivating waterfall, a Jacuzzi, a sauna, a stea...

More Online :
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COMPLETE FILE AND PHOTO ON REQUEST

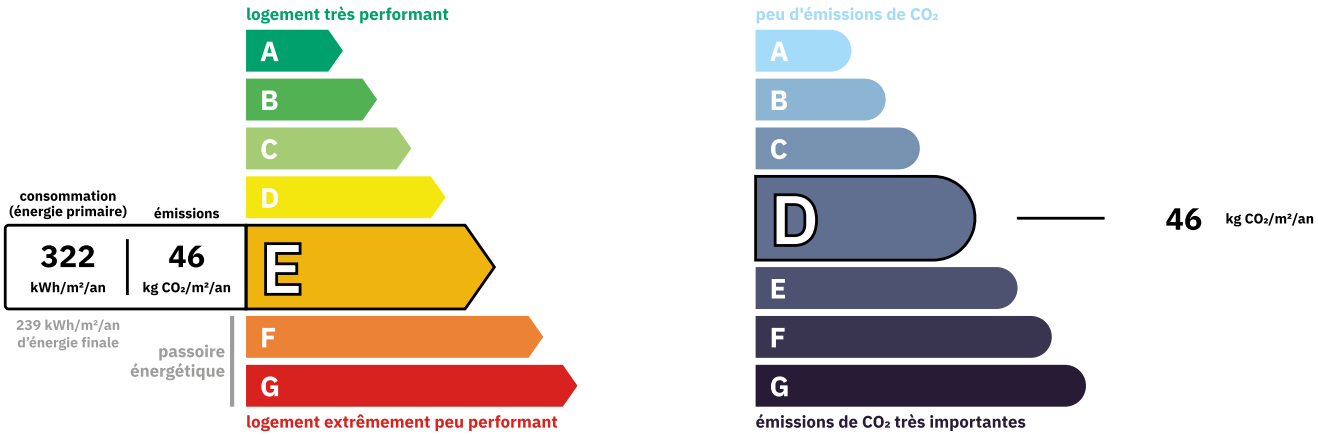
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 13340 € and 18110€ for 2021

NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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