LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING 18TH-CENTURY MANOIR WITH COTTAGE, POOL & 4.1HA LAND IN ST PRIEST LIGOURE. SOLD FULLY FURNISHED

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PROPERTY FACT FILE

REFERENCE	A39665AMC87
PRICE	€ 699,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (659 500 EUR hors honoraires)
BEDROOM	8
BATHROOM	7
ACCOMMODATION	407 m²
LAND	41661 m²
TOWN	Saint-Priest-Ligoure
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Barns - outbuildings

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





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- 18th-century Manoir with original features
- Independent cottage & versatile living spaces
- Swimming pool with suntrap terrace
- 4.1 ha land with orchard & woodland
- Business included in sale

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Step into history with this stunning 18th-century Manoir in St Priest Ligoure, Limousin, full of original charm and character. Currently a successful holiday rental, retreat, and events venue, it offers spacious living, a separate cottage, a swimming pool, and 4.1 ha of beautiful land. Experience the perfect blend of heritage, lifestyle, and business



DESCRIPTION

The property is currently operating successfully as a business, which is included in the sale. The business is 12 yrs old and has plenty of room for expansion.

Entering through a beautiful, authentic hallway with an arched doorway and stone flooring, you are welcomed into the grand living area, a bright and airy space featuring exposed beams and an open fireplace. The kitchen, a real highlight, spans 17 m² and opens into a 25 m² dining area with a wood-burning fire.
A formal dining room (25 m²) with wood flooring and a games room with pool table provide further entertainment spaces.
The ground-floor bedroom (23 m²) features exposed beams, a roll-top bath, and a private bathroom, with access to the front terrace.



The Manoir is divided into two wings. The left wing first floor offers three spacious bedrooms (22–35 m²), each with en-suite or private bathrooms.
The right wing first floor provides a large 14 m² bathroom, two bedrooms and a small office/storage room as well as a 'library style living area'.
- The right wing second floor offers a galleried snug living area and two further bedrooms, one en-suite bathroom, and a secret hidden shower room.

Attached to the main house is a 150 m² barn, perfect for storage or entertainment. A fabulous covered terrace offers an ideal setting for outside dining and events. The grounds include a large garden, an inground swimming pool with its own terrace, an orchard, a stable block (300m²), and woodland, a wi...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39665AMC87

COMPLETE FILE AND PHOTO ON REQUEST

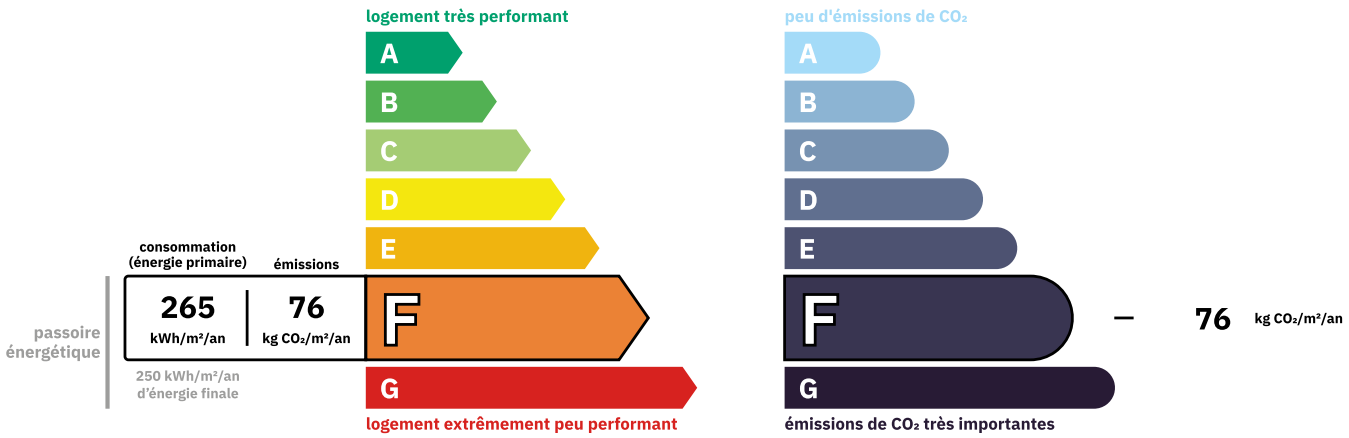
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 13180 € and 17900€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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