

Stunning renovated property with 5 bedroom main house, 3 gîtes, stone barn and swimming pool



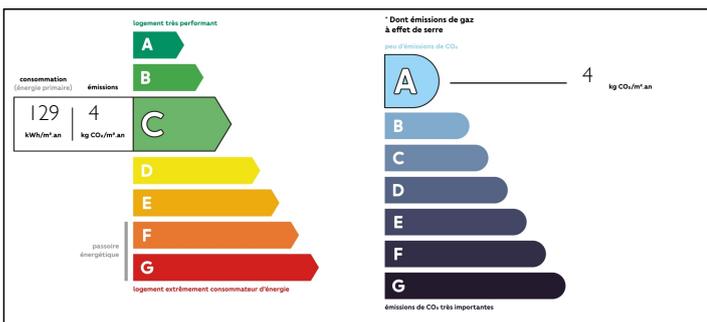
## INFORMATION

Town:	Saint-Pardoux-Corbier
Department:	Corrèze
Bed:	9
Bath:	7
Floor:	330 m2
Plot Size:	10000 m2

## IN BRIEF

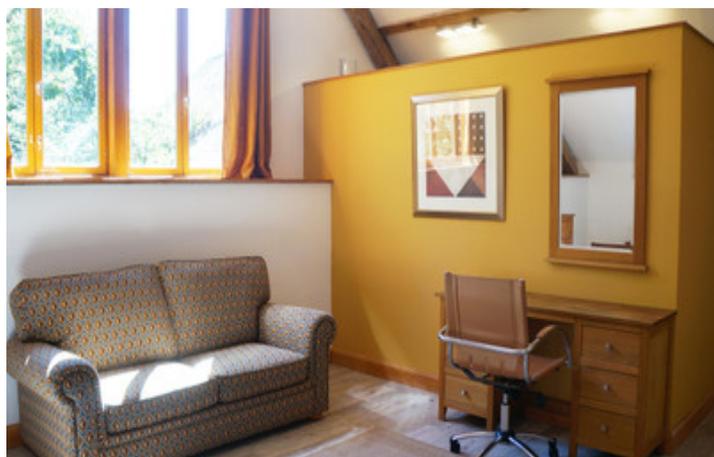
Great opportunity to have a successful B&B and gîte complex, already up and running, finished to the very highest standards with private parking for clients a stunning salt water pool and garden with playing area in a tranquil setting. The main house consisting of 5 bedrooms and 4 bathrooms on the first floor (one room with en-suite bathroom with its own entrance). a spaceful living /dining room with woodturner, superb modern fitted kitchen with dining area, utility room, an office and a toilet MUST SEEN! More pictures are available on request!

## ENERGY - DPE



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 habitation: **2600 EUR**

## NOTES

## DESCRIPTION

Main house :

Entrance in spacious living-dining room with woodturner en on the backside open door to the private garden, Separate office and toilet, equipped kitchen with side breakfast room where an old glass covered well is a great feature of this room, On the right side of the kitchen is a hall giving access to the utility room and to very spacious bedroom with en-suite bathroom.

Cellar

On the first floor:

first guest room with en-suite bathroom with walkin shower,

second guest room is currently used as family rooms consisting of a bedroom with two single beds connecting to a large parents room with en-suite family bathroom

Owners master bedroom with separate dressing room with en suite bathroom.

Outside through the courtyard you will find three separate gites with private parking for clients.

Gite one,

Kitchen/diner/lounge with well equipped kitchen, wood burner, upstairs double bedroom/family room, family bathroom.

Gite two.

Lounge/diner/well equipped kitchen, wood burner, upstairs two bedrooms and bathroom.

Gite three.

Lounge/diner, well equipped kitchen, wood burner, upstairs double bedroom with room for extra single beds, family bathroom 5.90m<sup>2</sup>),

all gites have central heating and there own private terrace.

Large main garden with stunning salt water swimming pool (12m x 5m) set in landscaped parkland with playing area and mature trees, In addition to the main garden there is a private garden for the owners and a vegetable garden. Supplementary there is a two story stone barn with games room WC, store room for garden machinery/material (42.32m<sup>2</sup>), workshop (42.29m<sup>2</sup>), upstairs in the barn there...