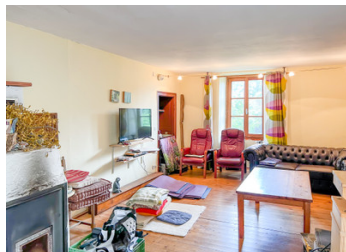
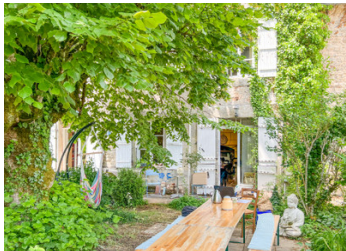


UNDER OFFER



INFORMATION

Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	219 m2
Plot Size:	48760 m2

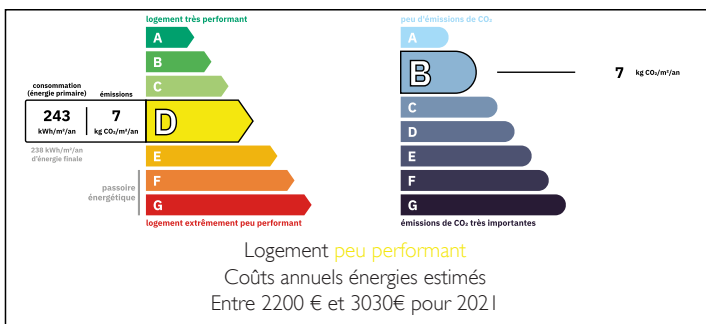
IN BRIEF

The manor house at Doumailhac, once owned by a bailiff, was built in 1685.

Currently it is being run as a Martial Arts School with scope to retain it as is, or transform it to a comfortable family home. It is not a detached property, rather adjoined to the manor house which is owned separately. The manor house is rented out in July and August and is empty the rest of the year. The two properties retain their privacy and independence although they share the entrance.

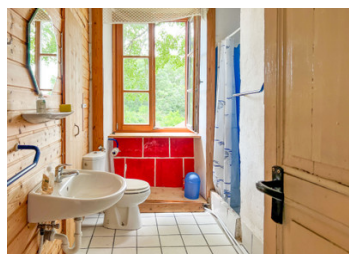
The landscape and surroundings are dotted with gentle hills, green meadows, chestnut and oak forests. It's a very authentic landscape, rugged yet gentle. Streams, small rivers and lakes brighten up the landscape. A place to let your soul drift away.

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.



DESCRIPTION

A lovely shaded courtyard garden area under a magnificent tree leads you to the main entrance of the house. You enter into a large cosy light filled kitchen/diner (33m²) with wood pellet burner and built in cupboards.

To the left, is a foyer (3.7m²) leading up to 2 further floors.

To the back of the house is a large living room (36m²) with French doors to a glass veranda (18m²) that overlooks the beautiful countryside.

On the first floor there are 3 large bedrooms (12m², 18.5m² and 18.2m²) one of which is en-suite (2.4m²) On this floor there is also a family bathroom (4.8m²) and laundry room (3m²)

The last floor encompasses 3 bedrooms again (18m², 17.9m² and 15.3m²) one of which is ensuite (2.7m²) A large shower room of (5.6m²) and separate toilet (1m²) completes this etage. A very spacious house with plenty of opportunity to make it your own.

Outside is the stunning 4 story tower with electricity and running water. It would need renovating, but how exciting! There is also a large barn/outbuilding that the current owner uses for his martial arts classes. Plenty of land consisting of fields and woods.

LOCAL TAXES

Taxe foncière: 1361 EUR

Taxe habitation: EUR

NOTES

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