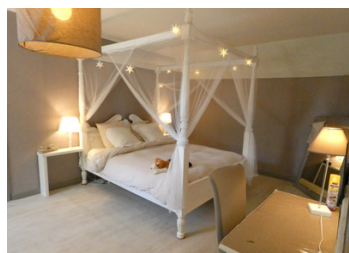


A manor house, 4 group holiday cottages, 5 outbuildings, a restaurant, a swimming pool, 17 acres, fresh air!



INFORMATION

Town:	Argentat-sur-Dordogne
Department:	Corrèze
Bed:	33
Bath:	10
Floor:	800 m2
Plot Size:	77022 m2

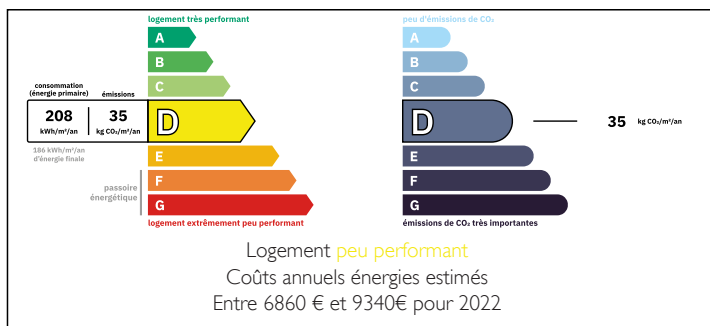


IN BRIEF

Ideally situated in a peaceful, natural setting, come and visit this exceptional, fully-equipped tourist complex: a beautifully renovated manor house, four shared accommodation units and group gîtes with 33 bedrooms sleeping up to 80 guests (4 bathrooms and 20 showers), a restaurant with a professional kitchen, a dining room seating 80, a bar and a large terrace with stunning views, a well-renovated residence with a self-contained flat and a swimming pool, a 15th-century residence, a gym, a large leisure hall, a car park, a garage, magnificent wooded grounds of 7.7 hectares featuring a pond, a large vegetable garden and numerous areas for relaxation and leisure.

High-quality facilities, a loyal and regular clientele (mainly associations). Good turnover with real potential for growth. Exceptional living and working environment. Good value for money. The property holds the Accueil Paysans, Tourisme Handicap and...

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 foncière: 8302 EUR

NOTES

DESCRIPTION

The manor house has been beautifully renovated and is fully equipped (slate roof, double glazing, a powerful wood-burning stove, solid wood flooring, fibre-optic broadband, etc.) and comprises:

On the ground floor: a living room with a corner fireplace (34m²) and a fitted kitchen (16m²). A half-level leads to a sumptuous 75m² living room; on the same level, a 37m² master bedroom with en-suite bathroom and walk-in wardrobe, a second 36m² bedroom with a fireplace, and an 8m² bathroom with a spa bath and shower.

On the upper level, two magnificent, spacious bedrooms of 20m² each with their own shower rooms.

Above, a large convertible attic and, in the basement, a large multi-purpose cellar.

The second, fully equipped dwelling on the property: on the ground floor, a bright, fitted living room/kitchen of 57m², two spacious bedrooms (15m² and 22m²) and a shower room. Direct access to a 25m² terrace with a remarkable direct view of the forest. The first floor is easily convertible.

Gîte No. 1: At garden level: a 90m² self-contained apartment with an 80m² modern living room/kitchen, a 10m² bedroom with en-suite bathroom and a large 27m² room suitable for use as a laundry room, storage space or workshop.

On the ground floor: a 50m² living room and kitchen, 4 bedrooms with shower rooms and toilets (10m², 11m², 15m² and 17m²).

Upstairs, a large 110m² room with exposed beams, suitable for use as a dormitory with 8 single beds, a shower room and a toilet.

Nearby, a 10m x...