



Les Agences du Limousin

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Refno.: 2154T

Location: Corrèze - propriété exceptionnelle

Price: € 499.000

Agency: LES AGENCES DU LIMOUSIN

Description:

Hidden in the forests of the Corrèze countryside, this 27 ha property is a little piece of paradise, consisting of a former water mill with river frontage, nowadays a warm country retreat, a three bedroom stone house with independent 50 m2 apartment, a grange with a 30 m2 studio, a lake, tennis court, a chalet with spa, vegetable garden and fruit tree orchard.

In a unique setting, the property is in excellent state, immediately habitable. The property offers excellent business opportunities: rental, vacation and/or fishing.

Located at the end of a quiet, small country lane, no passing traffic, no near neighbors.

Centered around the beautiful lake amid the 27 ha grounds are

the former water mill, nowadays a warm country retreat offering 4 bedrooms, a 3 bedroom stone house, with independent apartment, covered parking and wood stockage, a huge barn with a 30 m2 studio.

The 27 hectares of land are a mix of woodland, grazing land, lake, river, streams and a cascade. All has been well managed.

The mill, currently the main house, consists of an open plan kitchen/dining room and a living room with a huge stone fire place on the ground floor. At split level a master bedroom with shower room. The solid wood staircase leads to the first floor with three bedrooms, of which two with shower rooms. From one of the rooms there's access onto the outdoor terrace and the chalet with spa. The spa is completed with an infrared sauna, jacuzzi, and shower.

To the front of the property a stone terrace. Large cellar for storage.





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The house benefits from a central Hoover system.

From the stone house stunning views across the lake. On the ground floor a large open plan kitchen/living with a large fire place, 3 good size bedrooms and a shower room on the first floor.

The loft offers potential.

On the one side of the house a 50 m2 apartment with it's own access, on the other side a covered parking and wood stockage.

The apartment has a large open plan kitchen/living, bedroom and shower room. Form here wonderful views across the lake as well.

The huge barn,structurally sound with amazing carpentry, offers a small studio with shower room and open plan kitchen/dining area, garage, fruit cellar, workshop, wine cellar and good storage space for garden equipment and tools.

It's setting is unique, and the 27 hectares are offering privacy, calmth and quiet.

LES AGENCES DU LIMOUSIN

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