

Maison de Maitre, a guardian's house to renovate, a mill and a 6 bedroom auberge. 19ha lake. 45 ha in all.



INFORMATION

Town:	Meuzac
Department:	Haute-Vienne
Bed:	11
Bath:	4
Floor:	300 m2
Plot Size:	454699 m2



IN BRIEF

Dating from the reign of Louis XIII, this immense property will give the new owners plenty of business opportunities. The Maison de Maitre, with 11 bedrooms, is elegant and steeped in history. The Auberge, which sits overlooking the 19ha lake, is rented out and run as a successful restaurant and hotel. The lake is used for water skiing championships throughout the year. The caretaker's house and an old mill, both perfect for renovation. This property would be ideal for those wishing to create an elegant hotel or an events location.

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.



NOTES

DESCRIPTION

The stone built Maison de Maître sits central to this whole property. It has grand, stately living areas on the ground floor and 11 bedrooms, most with bathrooms over two further floors.

The gardens and terraces sweep around the main building and include a 3 bedroom caretaker's house at the entrance to the main house.

Descending from the house towards the stream there is an old mill which used to be a forge and dates from the 17th century.

The 19 hectare lake, which is currently rented out during the year to a water skiing association, stretches out away from the house creating an impressive backdrop.

The beautiful auberge, also built in stone, creates an income as a commercial property running as a popular restaurant and 6 bedroom hotel with its terraced dining area perched over the lake.

More information on the rental income and contracts for the lake and the auberge on request.

Around the main house there is approximately 21 hectares of land and woodland.

A huge amount history, dating from 1639, comes with this property which was home to many French noble families and has been increased in size over the centuries.

In recent years, it was owned by a famous French writer and children's storyteller.

For further information on this property, its history and for further photos please contact the agents for Leggett Immobilier.

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