

**530 000 €**

**Contact agency**

**Agence Chassagne & Fils**

5 place de la Liberté

19100 Brive-la-Gaillarde

06 51 92 51 19 / fcpchassagne@gmail.com

**For sale manor**

**9 rooms**

**Surface : 235 m²**

**Surface of the living : 38 m²**

**Surface of the land : 270244 m²**

**Year of construction : 1838**

**Exposition : Sud Est**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : a refresh**

**Couverture : slate**

**Features :**

Environnement : Campagne..., Style :

Pierre, Absolute calm, fireplace, double glazing

5 bedroom

1 bathroom

2 WC

2 garage

5 parkings

2 cellars

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

06/06/2025 - Prix T.T.C



**Manor BR948 Albignac**

Close to three vibrant villages, the property is less than 20 minutes from Brive, the lively city. The manor house is nestled on the highest point of a valley from which a large part of the land slopes down through woods and meadows. The location is a haven of tranquility. After passing through the gate and under the arch, one discovers an elegant residence, enjoying a panoramic view at the rear extending to the neighboring hills. The setting is splendid and rural, without being isolated. The house occupies a central position on the property, surrounded by land extending widely to the sides. Dominating the whole, the property includes several outbuildings: a large main barn, an outbuilding used as a garage at the entrance to the park, and an agricultural shed below. The main building offers a living area of approximately 235 m², with the possibility of further development of over 100 m². Like many Napoleonic-style properties, this one has numerous openings that maximize the light. We invite you to come and discover this unique place on a human scale and far from the hustle and bustle of the cities. REF:BR948

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

530 000 € agency fees 3,77% à the responsibility of the buyer included

