

Beautifully presented 2 bedroom home situated in the middle of 1ha of land with no close neighbours.



## INFORMATION

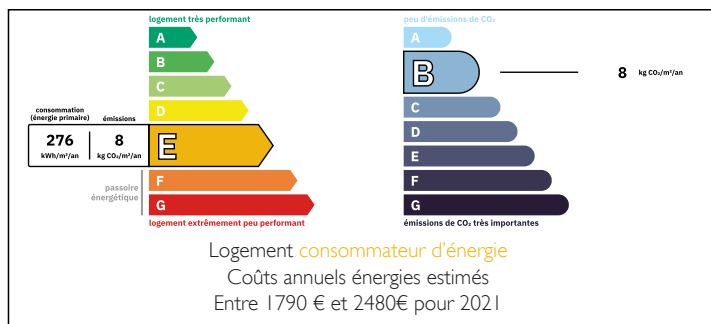
Town:	Troche
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	10180 m2

## IN BRIEF

Bright and spacious with a south facing garden. The original cottage has been extended to create a large living area with 2 bedrooms and a bathroom above. Open plan kitchen & dining area in the original cottage plus a mezzanine office. An outbuilding which potentially could be converted to further accommodation. A visit is a must!

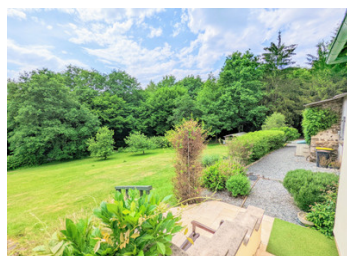


## ENERGY - DPE



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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 habitation: EUR

## NOTES

## DESCRIPTION

Entering the original cottage there is a large open plan dining room and kitchen (38.6m<sup>2</sup>).

The kitchen consists of cream units, an electric oven, gas hob with extractor fan, dishwasher and fridge freezer. The dining area, with a double height ceiling, has a lovely fireplace with wood burner. Tiled flooring throughout and exposed original beams.

A wooden staircase goes to a mezzanine office area (4.6m<sup>2</sup>) which can also be used as a bedroom.

The kitchen leads to a central corridor with a utility room with WC. (2.2m<sup>2</sup>) Plenty of inbuilt storage.

Glass doors through to the bright living room (31.4m<sup>2</sup>) with tiled flooring, wood burner and 2 double patio doors leading to the terrace. There is also an air conditioning unit installed.

The first floor consists of a guest bedroom (9.2m<sup>2</sup>) and a large master bedroom (19.6m<sup>2</sup>) both with wood flooring

Family bathroom (5.8m<sup>2</sup>) with inbuilt shower, bath, WC, hand basin and bidet, plus a heated towel rail.

The house is heated by the two wood burners plus electric wall heaters. Septic tank drainage. Mains water and fibre optic on site.

The terrace is south facing and a great area for dining and entertaining. There are two canopies which provide shade.

The outbuilding, which potentially could be converted as further accommodation is currently used as storage but has electricity and water supplied to it.

The tree-enclosed garden surrounds the house and is well maintained. There is a small area of woodland also and the garden...