

Situated in a quiet location, a property complex comprising two houses, a barn and a swimming pool on a large



INFORMATION

Town:	Cublac
Department:	Corrèze
Bed:	7
Bath:	3
Floor:	198 m2
Plot Size:	16542 m2



IN BRIEF

Charming maison de maître on doorstep of woodlands and nature trail, no immediate neighbors. 3 buildings including 2 houses with 2 separate electricity meters .

Separate access possible

Detached barn 60m2 (2 levels) potential for workshop/office

Cellars (main house) in part garage, storage and boiler room

Outdoor terrace south facing

In ground Swimming pool 8mx4m with separate filter/pump room

bread oven

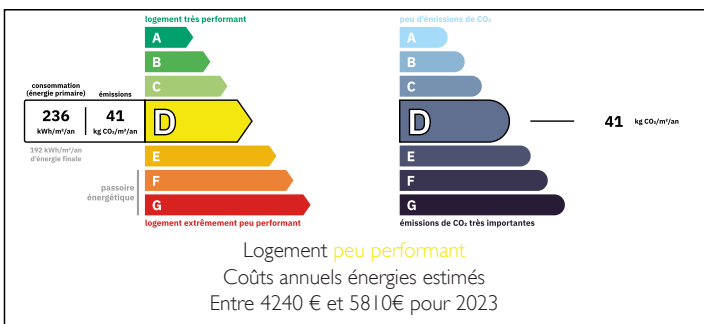
1,6 ha of land - part woods, part meadow, with spring and small stream present

Wood burner in lounge

Double glazing

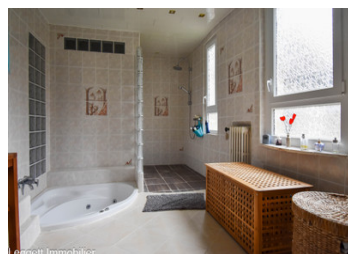
optical fiber with fast internet connection for wfh

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.



DESCRIPTION

Entrance lobby 7m²
 Living / dining room 50m² with fireplace and wood stove
 Furnished and equipped kitchen with breakfast area 25m²
 Corridor
 wc
 Master Bedroom 13m²
 En-suite bathroom 13m² with shower and bath,
 Dressing room 9m²
 Bedroom 2- 12m²
 Stairs to next level
 Landing 28m² relaxation area with reading / cinema area
 Corridor to
 Bedroom 3- 20m²
 Bedroom 4- 13m²
 Office 8m²
 Bathroom 6m²
 toilet
 Under roof space approx 25m²

Grounds with Guest house
 Entrance 11m²
 toilet
 Stairs
 Living room 17m² with fireplace
 Bedroom 1 - 19m²
 Shower room
 Library/dressing 15m²
 Upstairs
 Landing
 Bedroom 2- 12m²
 Bedroom 3- 11m²
 Bathroom with toilet

Nearby:
 Horse riding centre
 Woodland walks
 Shops (pharmacies/bakeries/post office/pizzeria/restaurants)
 Supermarkets
 Railway station (Terrasson) on the Brive-Bordeaux

LOCAL TAXES

Taxe foncière: 1769 EUR

Taxe habitation: EUR

NOTES