

Delightful 2 detached stone built cottages, wood chalet and barn on 2ha of land in tranquil scenic village



INFORMATION

Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	21589 m2



IN BRIEF

Well hidden charming property in a bucolic setting consisting of a two bed gite, a separate two bed house, a detached wooden chalet currently used as workshop with potential for conversion into a second gite , a large barn in good condition two levels used for storage and a workshop, outbuildings (stables etc) all set in a charming and peaceful countryside setting on the doorstep to hiking trails and popular tourist sites of the Gorges of the Dordogne. The property sits on 2ha of land with unbroken views from the rear of the gite to the surrounding forests and distant mountains. The 2 bed house is in use as a popular gite with excellent reviews, the owners house stands separate with a ...

ENERGY - DPE

DPE blank.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is in a small peaceful village considered by many as the door to the main sites in the Dordogne Gorges such as the Roc du Busatier, Gardens of Bardot and the hiking trails.

The large barn offers real opportunity for development, the large fields are currently home to two donkeys . There is a sizeable vegetable patch at the entrance to the property .

1. Gite

- Ground Floor

Living room with Kitchen/dining 58m2 wood burner stove

Separate Guest Toilet

Cellar

- 1st Floor

Bedroom 1 - 22m2

Bedroom 2 - 10m2

Hallway 17m2

Bathroom/toilet 9m2

2. Owner's House

- Ground Floor

Living/Kitchen 25m2 wood burner stove

- 1st Floor

Bedroom 14 m2

Bathroom

Toilet

Hallway

Loft room

Outside

Barn on 2 levels approx 60m2 used for storage

Wooden chalet (recent addition) bright and spacious used as workshop

could be converted into a separate gite

Outbuildings

Well

Recent heat pumps for gite

New wood burner for owners house

Information about risks to which this property is