

Large property of 5.4 hectares: large single-storey house, stone gîte, chalet and well.



INFORMATION

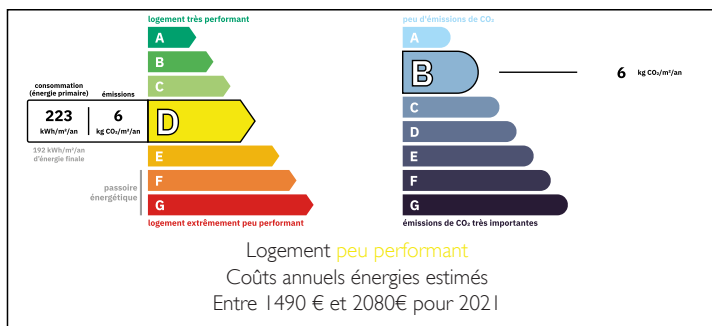
Town:	Neuvic
Department:	Corrèze
Bed:	5
Bath:	3
Floor:	184 m2
Plot Size:	54335 m2



IN BRIEF

For lovers of peace and nature, just a few kilometres from Neuvic, a large property in a remarkable natural environment. For all your family or business gîte or B&B projects.

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.



LOCAL TAXES

Taxe foncière: 1283 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The main L-shaped single-storey dwelling covered in Spanish slate: the 2 parts of the L can be lived in independently (2 independent entrances, 2 large living rooms/kitchens, 2 bathrooms, 2 bedrooms each, 2 wc and 2 cellars). One of the two bathrooms in the main house has recently been completely renovated.

Spaces: living room 1 (40m²), living room 2 (67m²), bedrooms from 10 to 14m², veranda 22m².

Heating system: 2 wood-burning stoves and 2 electric heaters. Equipped with VMC and smoke detectors, electric gate.

Individual drainage system (septic tank) in very good condition - favourable SPANC report.

The outbuilding (living area: 65 m²): on the ground floor, a 34 m² living room/kitchen/canteen (wood-burning stove) and on the first floor, 2 bedrooms (12 and 15 m²) and a bathroom. Basement with cellar.

Asbestos cement roof. The septic tank needs renovating.

The wooden chalet is recent (18m²), built on concrete foundations with a steel roof.

The adjoining land of 21385m² is divided between 10555m² of lawn with trees (with well) and 10830m² of forest.

An additional non-adjoining parcel of woodland of 32950m² is also part of the sale, ideal for having wood all year round.

10km from Neuvic and 15km from Egletons.

Nearest airports: Brive (70km), Aurillac (85km), Clermont-Ferrand (110km).

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