

Beautifully presented large family house with separate apartment and 0.5 ha of surrounding land and garden.



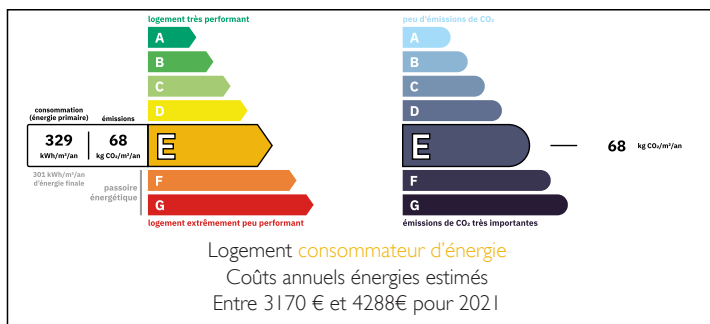
INFORMATION

Town:	Queyssac-les-Vignes
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	4905 m2

IN BRIEF

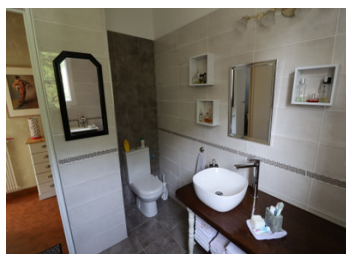
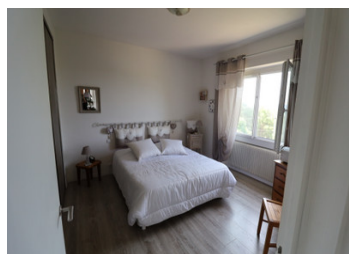
A large family home with 3-4 bedrooms, a separate apartment and masses of supplementary space. Recently renovated to a high standard with style the house offers light and airy accommodation in a truly beautiful part of France.

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: 919 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This handsome modern house has been updated by the present owners to a very high standard and now presents a beautifully styled 3-4 bed roomed country property suitable as a permanent residence or holiday home. Flooded with natural light, it is individually located in its own grounds of over an acre and situated on the edge of a beautiful small village with far reaching view over the Corrèze countryside. There is comprehensive primary accommodation on the first floor and a separate apartment on the ground floor suitable for guests. A large integral garage, cellar storage and massive unconverted loft space complement the house making it a very desirable residence.

The primary accommodation comprises:

- Main entrance hall with separate WC off and stairs to the ground floor.
- Lounge/Dining Room – 46 m2 with beautiful full-height stone fireplace with woodboring stove, access to the outside terrace and far-reaching views. Stairs to the 2nd floor loft space.
- Fully fitted kitchen – 15m2 with range of fitted units and patio door access to the balcony.
- Bedroom 1 – 14m2
- Bedroom 2 – 13m2
- Bedroom 3 – 12.5m2 leading off the lounge and could thus be utilised as an office rather than a bedroom.
- Fully refurbished family bathroom with large Italian shower, WC and vanity unit.

The ground floor accommodation comprises:

- Separate entrance to inner hallway – 21 m2
- Separate apartment with bedroom (17 m2) and lounge/kitchen area (14 m2)
- Showroom with WC
- Boiler room – 17m2 with oil-fired boiler
- Cellar storage – 14m2
- Integral garage – 18m2 with double doors leading to the garden

The...