

Stunning barn conversion- 5 bedroom family home + 5 B&B + 2 studios



INFORMATION

Town:	Troche
Department:	Corrèze
Bed:	12
Bath:	10
Floor:	615 m2
Plot Size:	7168 m2

IN BRIEF

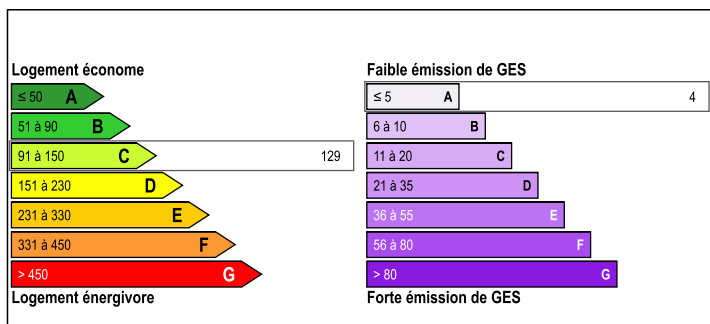
Nice combination of the modern loft style with the preservation of original timbers and modern elements with a total of no less than 615 m2 over 3 floors with a terrace, garden, parking and a 4.6mx9.6m above ground swimming pool on approximately 7000 m2 land.

Well insulated (roof, walls and floor) - No work required

MUST SEEN !

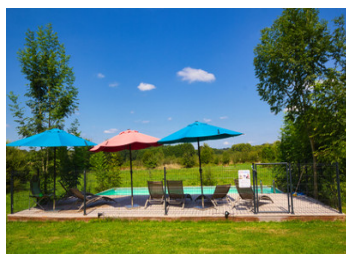
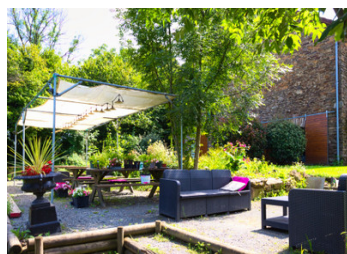
More photos on request !

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: 3300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This imposing building comprises the following over three floors

On the garden level:

- 5 guest rooms each with its own en-suite bathroom , 2 family rooms for 4 people + 3 rooms for 2 people
- 1 Gîte with 5 beds and bathroom,
- 1 highly accessible Studio Gîte with 4 beds and an accessible bathroom;

On the ground floor:

- a main open plan room of 130 m2: Reception, lounge/living room, with imposing cathedral ceiling and underfloor heating from heat pumps, and a private dining area,
- a large semi-professional kitchen (double hob, double extractor hood, double oven, large worktop
- Walk-in Pantry / Storage room,
- Laundry room,
- Technical room,
- Toilet (accessible for disabled people)

On the first floor (Owners private space):

- a void to the ground floor and a seating and television area
- 4 bedrooms (one with dressing), 1 bathroom and 2 shower rooms, all bedrooms with Airconditioning (cool, fan and heat).

Outside:

Parking (7 places), a carport (2 places) with small storage room, an above the floor swimming pool of 4.6mx9.6m

Arnac Pompadour with all amenities: 6,5 Km

Lubersac with all amenities : 8,3 Km

Brive-La-Gaillarde : 40 Km

Tulle : 48 Km

Airport Nespouls (Brive-La-Gaillarde) : 52 Km

Airport (International) Limoges : 78 km

Information...