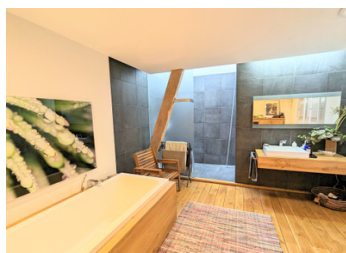


**UNDER OFFER ! Architect designed 6 bedroom barn conversion with a gite and in-ground pool and hot tub**



## INFORMATION

Town:	Saint-Martin-Sepert
Department:	Corrèze
Bed:	6
Bath:	3
Floor:	367 m2
Plot Size:	6033 m2

## IN BRIEF

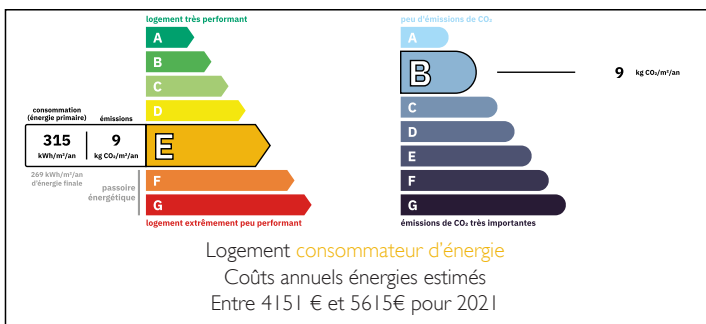
This exceptional barn conversion has preserved its character and charm whilst boasting a contemporary interior that meets the demands of modern living.

With six bedrooms and three bathrooms, plus a spacious open-plan living area of 120m<sup>2</sup> and a mezzanine media space, it offers ample room for comfortable living and entertaining. The addition of a two-bedroom gite, retaining its original character, presents a possible income opportunity.

The gardens provide a perfect setting for relaxation and enjoyment of the natural surroundings and include a 14m x 4.5m in-ground pool and wood-fired hot tub.

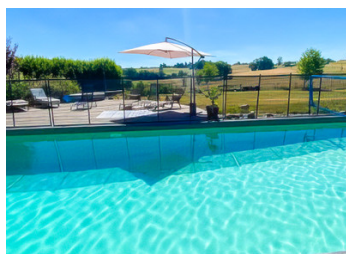
This property offers the perfect blend of modern luxury, rustic charm and picturesque outdoor living—a dream come true for anyone seeking a serene yet sophisticated lifestyle.

## 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:	2607 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

The entrance hallway, retaining character from its previous life, adds a charm and authenticity as you enter this barn conversion.

Summer kitchen/craft room (25m<sup>2</sup>) provides a functional area for cooking, crafting, or other activities and includes a utility area, WC and shower room (5.4m<sup>2</sup>).

With over 130m<sup>2</sup> of storage space and workshops, the ground floor of the barn is well-equipped to accommodate tools, equipment and games areas. This area also houses the wood fuel heating boiler.

As you ascend to the first floor, you're greeted by the breathtaking architectural design of the original barn. This expansive area of 120m<sup>2</sup> features original stone walls, wood flooring and exposed beams, and provides multiple areas for dining and relaxing. The kitchen has a central island, gas hob, extractor fan, dishwasher, and double electric oven as well as plenty of cupboard space and a pantry.

The addition of a double-sided, central wood fire adds warmth and ambiance to the living space. Above, the mezzanine media area (18m<sup>2</sup>) provides an extra dimension to the room. The large folding patio doors lead out onto a wood terrace, perfect for outdoor dining and entertaining.

Adjacent to the living area, three bedrooms (20.9m<sup>2</sup>, 16m<sup>2</sup>, & 13m<sup>2</sup>), all graced with wooden flooring and reversible air conditioning units. The stunning bathroom (16.3m<sup>2</sup>) boasts a luxurious bath, wash basin, and a spacious shower, all accentuated by wooden flooring.

The second floor hosts three additional bedrooms (11.7m<sup>2</sup>, 12.4m<sup>2</sup>, & 16.6m<sup>2</sup>) adorned with Velux windows and reversible air conditioning units. A...