

Beautiful barn conversion giving 390M2 of hab surface over 3 floors. Flat garden with 2 entrances. Calm area.



## INFORMATION

Town:	Condat-sur-Ganaveix
Department:	Corrèze
Bed:	3
Bath:	3
Floor:	258 m2
Plot Size:	3030 m2



## IN BRIEF

Beautiful barn, recently converted, using high quality materials.

-Ground floor: hall (2,5M2), 3 workshops (40M2, 22M2, 13M2), reception room (50M2), bathroom+tub and toilet (5,5M2)= ±130M2 It's possible to install a kitchenette.

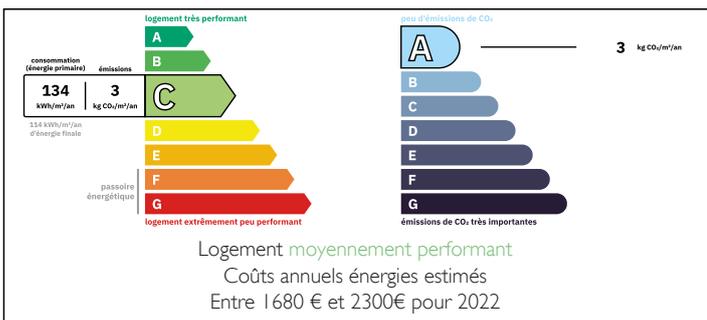
-Living floor: large living/dining room (82M2) with access to the 20M2 balcony, open plan kitchen (23M2), office space, pantry (17,6M2) toilette. A total of ± 130M2

-Upstairs: 3 large bedrooms of ± 28M2 each, from which one is a Master bedroom with walk-in closet and ensuite bathroom of 13,5M2 with walk-in shower. A second bathroom (13,5M2) and separate toilet =± 130M3 for the other two bed rooms.

-Attic with thick insulation.

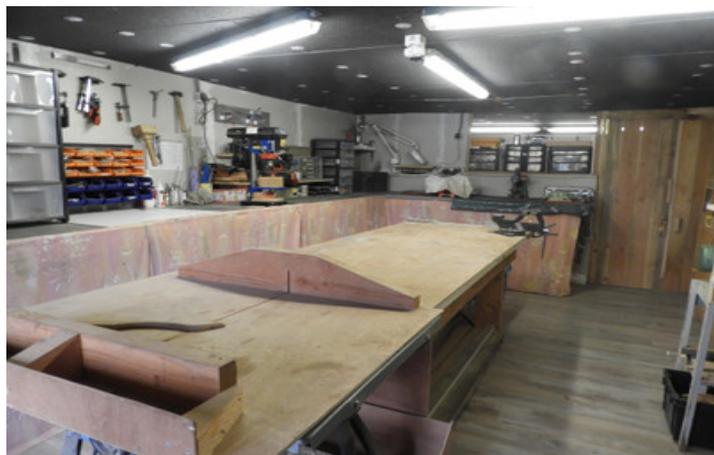
-Outside: Jacuzzi on a platform, platform and flat garden around with 2 entrances

## ENERGY - DPE



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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.



## DESCRIPTION

Excellent barn conversion with a surface of  $\pm 390\text{M}^2$  over three levels!

This building has been converted into a home over the last 5 years, keeping an open feel on the living floor and 1st floor.

The 'downstairs' offers three spaces, currently in use as workshops.

It can be an independent guest house with its very own toilet and bathroom, even a kitchen can be installed.

The living floor is a very large with a great lounge which naturally flows into the dining area and open plan kitchen with breakfast bar.

A wooden spiral staircase leads up to the first floor with a master bedroom of  $47\text{ M}^2$  (a  $29,5\text{ M}^2$  bedroom +  $4\text{ M}^2$  walk-in closet + bathroom with toilet of

$13,5\text{ M}^2$ ) and two more spacious bedrooms (each of  $\pm 28\text{M}^2$ ) They share a second bathroom of  $13\text{ M}^2$

Outside you have a terrace at living floor level and a ready-made spot for an above-ground pool or jacuzzi.

The house sits in the middle of the flat garden with fruit trees and vegetable plot, which has a second entrance, also fit for (camping) cars.

The shed and the greenhouse are included.

The village of Condat-sur-Ganaveix offers the basic amenities: a primary school, a hairdressers and a grocery shop with gas station.

The larger village of Uzerche, with its bakeries, butchers, supermarkets, bars and restaurants, a gallery, a vet, a cinema, DIY-shops, a medical center AND a train station (4 hrs to Paris!) is at  $\pm 10$  minutes.

Access to the A20 (Towards Brive-la-Gaillarde and Toulouse in the South...

## LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

## NOTES