

Spacious, unusual house in a remarkable natural setting. Sauna, spa, indoor well, terrace.



INFORMATION

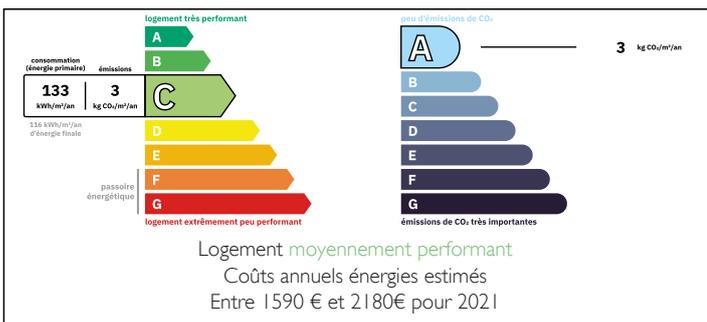
Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	252 m2
Plot Size:	1037 m2



IN BRIEF

Just 8 km from Marcillac-La-Croisille, on the edge of a forest, this large timber clad house offers a number of advantages: large rooms with beautiful beams, quality fixtures and fittings, original layout, magnificent views.

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.



DESCRIPTION

Ground floor (concrete floor) :

Vast living room/kitchen of 94m² with magnificent beams and breathtaking views of the forest, beautiful relaxation room with spa and sauna, office/workshop of 14m², a bathroom and a toilet, access rooms to the first floor (with lighted well and connection to the house's water network), access to the vast, bright garage (4 cars) with mezzanine.

1st floor: An 11.5m² corridor leads to a 17.30m² master bedroom and 3 bright bedrooms (13.40m², 13.30m², 12.10m²), an 8.50m² study and a 9.30m² bathroom (with cast-iron bath).

Heating system: A powerful hot-air wood-burning stove in the living room (25KW).

Sewage system: new individual micro-purification plant.

Steel tank roof with some transparent sheets for skylights (garage).

New floating parquet flooring on the first floor.

The house and garage are fully double-glazed (PVC). On the 1037m² plot, a stone outbuilding (21m²) used as a workshop or storage space.

All amenities 8km away (Marcillac-La-Croisille).

Tulle and Argentat 25km away. Brive (airport) 49km away.

Remarkable natural and historic environment (hiking, lakes, golf courses, historic sites, etc...).

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

LOCAL TAXES

Taxe foncière: **850 EUR**

Taxe habitation: **EUR**

NOTES