

Ref: A32027AMC19

Price: 277 500 EUR

agency fees included: 0 % TTC to be paid by the buyer (275 000 EUR without fees)

#### UNDER OFFER! Charming 5 bedroom countryside house with a blend modern comfort with rustic appeal



# INFORMATION

Lubersac Town:

Department: Corrèze

Bed: 5

2 Bath:

Floor: 130 m<sup>2</sup>

Plot Size: 26975 m2















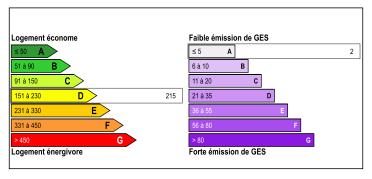


# IN BRIEF

Perfect for those seeking a tranquil retreat, this charming countryside home offers a thoughtfully designed open-plan living, kitchen, and dining area, creating a spacious and inviting environment ideal for both everyday living and entertaining. The ground floor includes a cozy bedroom that opens onto a lovely terrace, along with a convenient bathroom. Upstairs, you'll find four additional bedrooms and another bathroom, providing ample space for family and guests. A wood burning Nordique hot tub comes with the property.

The property also features an adjoining barn, a workshop, and a piggery, making it well-suited for various hobbies or agricultural interests. With over 2.5 hectares of land and woodland, there's plenty of space to explore and enjoy the serene natural surroundings.

# **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.





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### LOCAL TAXES

Taxe habitation: EUR

# **NOTES**

### DESCRIPTION

#### Living Space:

Open-plan living, kitchen, and dining area (approx. 40m²), recently renovated to merge modern comfort with rustic charm.

Wood-burning range for heating all the house.

Access to a rear terrace, creating a seamless indoor-outdoor living experience.

#### Downstairs:

Central hallway with built-in cupboard and utility area

Downstairs shower room (5.5m²) with a shower cubicle, hand basin unit, heated towel rail, and WC. Downstairs bedroom (16m²) featuring patio doors to a raised wooden terrace overlooking the front garden, a fireplace with a pellet burner, and a wooden floor. This room is versatile, suitable as an office, music room, or second living room.

#### First Floor:

Bedroom (11.5m<sup>2</sup>) with wooden floor and views over the front garden.

Master bedroom (17m²) with wooden floors and dual aspect windows, offering a bright and spacious feel

Bathroom (4m²) with large shower cubicle, basin, WC, heated towel rail, wooden floor, Velux window, and exposed beams.

Bedroom (7.5m²) with Velux window, wooden floor, and exposed beams.

Bedroom (10m²) with Velux window, wooden floor, exposed beams, and wooden shelving unit.

#### Outdoor Space:

Wood burning Nordique hot tub.

Large, well-established gardens with fruit trees (cherry, peach, pear, nectarine) and nuts (hazelnuts, almond, walnuts).

A well located in the courtyard.

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