

Wonderful house with attached converted barn as high-end gîte: a total of 4bed/4bath. Income!



INFORMATION

Town:	Gourdon-Murat
Department:	Corrèze
Bed:	4
Bath:	4
Floor:	198 m2
Plot Size:	3221 m2

IN BRIEF

Beautiful barn conversion: ground floor: entrance, large living area with open plan kitchen, french doors to the terrace, a double bedroom, a bathroom (shower and toilet) and laundry room. This floor is made to be wheelchair-friendly. Upstairs, in the mezzanine: office space on the landing, a double bedroom and a bathroom with tub and toilet.

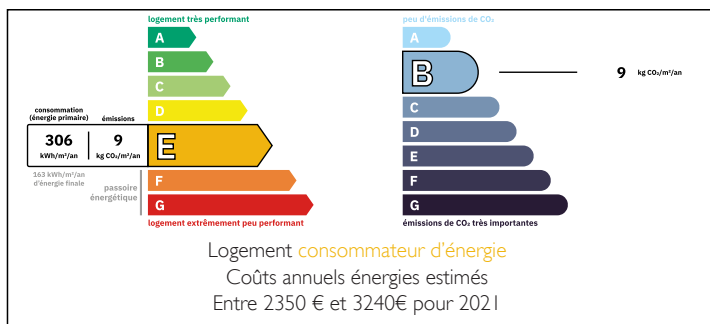
The house comprises a private entrance into the living area with open plan kitchen and traditional "cantou", an inglenook fire place in which a log burner is installed. A toilet completes this floor.

Upstairs you will find a large landing which could be used as office space. Two double bedrooms and a there is also spacious bathroom with a tub, a shower a wash basin and a toilet. The insulated attic could offer even more habitable space: a studio or a large bedroom.

Outside: an...



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.



LOCAL TAXES

Taxe foncière: 1489 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautiful stone farmhouse -for sale furnished if you wish- was renovated in 2018 and has become a classy property.

The barn has undergone a sweeping transformation, and is now offering a lovely spacious living room with double height. The double-glazed windows provide plenty of natural light and the French doors provide access to the west-facing terrace. The open-plan kitchen is equipped with all modern comfort. You will also find a bedroom and bathroom (shower, washbasin and toilet) on the ground floor, all designed to be wheelchair accessible. The wood-burning stove adds to the ambience, but you'll be comfortable enough with the underfloor heating and modern electric radiators.

Upstairs is the landing, which can be used as a study, a second bedroom and the second bathroom with bath, washbasin and toilet.

The barn is currently used as a top-of-the-range 4-star gîte/holiday rental, and is very popular..

The adjoining house has its own entrance and has a lovely living room, open-plan kitchen and an impressive inglenook fireplace surrounding the wood-burning stove. Of course there is a toilet on the ground floor.

The beautiful wooden stairs lead up to the landing, which is large enough for a small study. There are two bedrooms too and a spacious bathroom, with a bathtub, a shower, a toilet and a washbasin.

On the next floor is the insulated attic, which offers you the possibility of even more living space.

The whole property has got exposed beams and on some walls you will see...