

---UNDER OFFER--- Renovation project -great location- house and barn. Calm area, lovely views.



## INFORMATION

Town:	Lagraulière
Department:	Corrèze
Bed:	0
Bath:	0
Floor:	68 m <sup>2</sup>
Plot Size:	2156 m <sup>2</sup>

## IN BRIEF

Lovely house to renovate entirely, it's like a blank canvas! Double glazing is already in place, but the rest is up to you. You can divide the ground floor just like you want it. The upstairs is an open space now, but can be made into a large en suite bedroom.

The barn offers great possibilities as a workshop, storage, office maybe..? The garden around is flat and the last I heard, is that it is possible to buy a bit more.

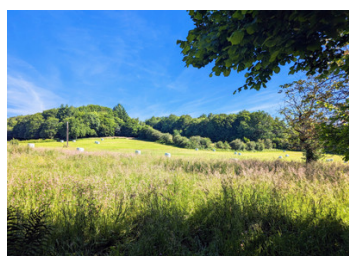
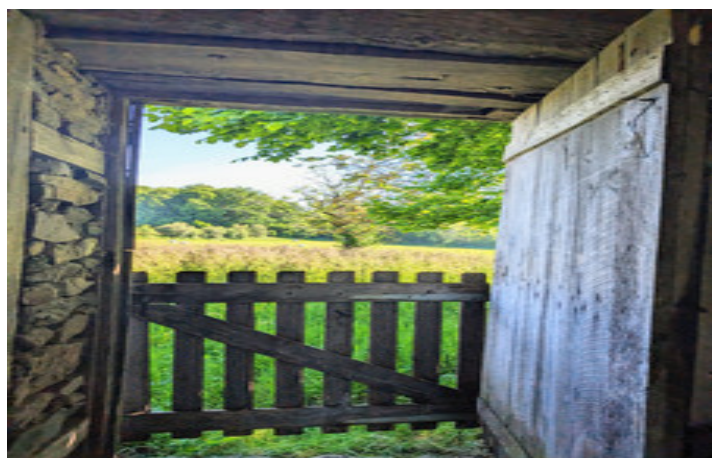


## ENERGY - DPE

DPE not required.

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

Situated near the medieval town of Uzerche sits this beautiful old stone house. Complete with huge immaculate barn and a stunning grass courtyard which catches the sun all day. Work has already been started on the house, with all the windows and doors having been replaced with triple glazed high quality oak framed wood. This lovely house has been stripped out ready for you to create your own internal layout, with many options available. Entering through the front door, you enter what could be a lovely kitchen space, its light and bright and has lovely views : 18m<sup>2</sup>. From here is another room 5.6m<sup>2</sup> which would make a great utility space with door leading out onto the back garden. Off the potential kitchen is a big room 20.3m<sup>2</sup> with dual aspect windows. There is also another large open plan ground floor room 25.3m<sup>2</sup> with 2 windows and a door to the side leading out into the garden. The stairs lead from this room to the first floor, which could be converted to two bedrooms and a bathroom. Outside the house sits in beautiful gardens with stunning countryside views and an assortment of trees, including apple, plum and cherry. There is also a well and several outbuildings. It really is an oasis of peace and quite and has the potential to become an amazing home. There is water and electricity on site. If you put a caravan on...

## LOCAL TAXES

**Taxe foncière: 200 EUR**

**Taxe habitation: EUR**

## NOTES