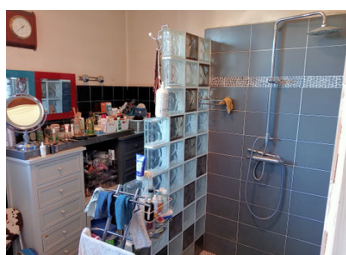
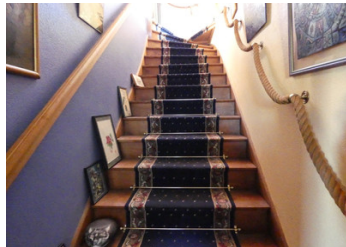


Magnificent single-storey house surrounded by greenery. 1 beautiful veranda, 2 terraces, 1 spa, 1 well



## INFORMATION

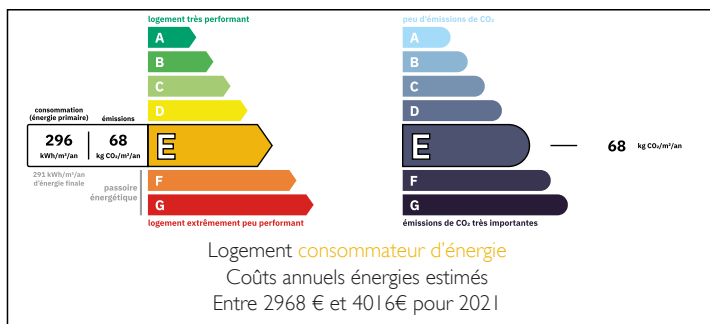
Town:	Saint-Privat
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	4188 m2



## IN BRIEF

In a pretty village in the Corrèze, just a few minutes from Saint-Privat, large, charming, original house on one level, practical and bright, in an exceptional natural setting.

## 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.



## LOCAL TAXES

**Taxe foncière:** 1078 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The house is fully double-glazed, has mains drainage and is habitable on one level. The ground floor is suitable for people with reduced mobility (P.M.R.).

Ground floor: a large 28m<sup>2</sup> living room, a 15m<sup>2</sup> bedroom, a bathroom (Italian shower), a 15m<sup>2</sup> kitchen, a 14m<sup>2</sup> study and a lovely, bright, heated veranda (18m<sup>2</sup>); access to 2 terraces, one of which has an outdoor spa (ARAGON Legend 250 model). First floor: a bright hall with study and dressing room (19m<sup>2</sup>) leads to a 16m<sup>2</sup> bedroom (23m<sup>2</sup> floor area), a 15m<sup>2</sup> bedroom, an 11m<sup>2</sup> spare bedroom and a 6m<sup>2</sup> bathroom with bath.

The basement comprises 3 rooms used as a wine cellar (13m<sup>2</sup>), workshop (27m<sup>2</sup>) and laundry/boiler room (13m<sup>2</sup>).

From the outside, access to a long garage of 20m<sup>2</sup> (8x2.5m).

Heating system: in the living room, high-performance tiled OLIGER wood-burning stove (CALORISTAR Charlène model) and oil-fired central heating.

Sewage system: mains drainage.

The large plot of land (4188 m<sup>2</sup>) is flat and planted with trees, and also includes some meadowland. It has a well with a pump and an 18m<sup>2</sup> wooden shed used for storage. An old cross has been erected in a corner of the grounds.

Property situated 12 km from Pleaux, 18 km from Argentat, 30 km from Mauriac, 55 km from Aurillac (airport) and 62 km from Brive (airport).

Remarkable natural, historic and tourist environment.

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