

Magnificent log chalet set in 1 ha of wooded grounds. Balconies, terraces, parking, habitable on one level.



## INFORMATION

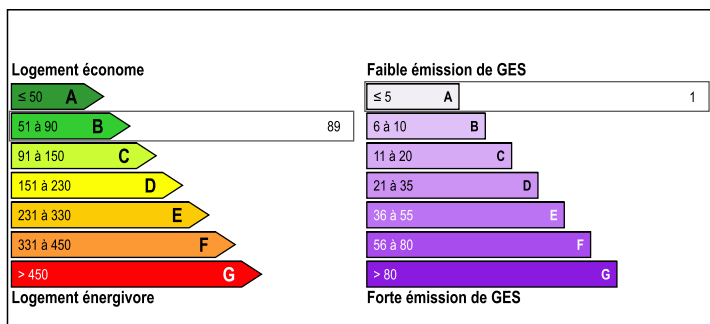
Town:	Gros-Chastang
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	249 m2
Plot Size:	10080 m2



## IN BRIEF

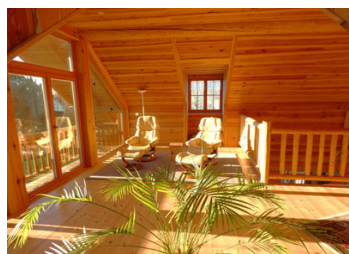
Sumptuous chalet built entirely from logs for lovers of a vast, luminous, exceptional home. Magnificent natural and historic setting.

## 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.



## DESCRIPTION

This splendid log chalet, built in 2015, is arranged to maximise space.

The entrance hall (9m<sup>2</sup>) leads to a bright living/dining room/kitchen (65m<sup>2</sup>), a master bedroom (18m<sup>2</sup>) with bathroom (11m<sup>2</sup>) and dressing room (6.50m<sup>2</sup>), a toilet and a utility room. On the other side of the awning are the boiler room (3.50m<sup>2</sup>), the utility room (10m<sup>2</sup>) and the pellet silo room.

Access to the first floor is via a splendid staircase that leads to a sumptuous 60m<sup>2</sup> mezzanine with veranda and balcony.

The bright hallway leads to 2 bedrooms (11m<sup>2</sup>) with balconies, a bathroom with wc (8.50m<sup>2</sup>) and two rooms (24m<sup>2</sup> and 15m<sup>2</sup>) that could be used as bedrooms, study or play area.

Central heating and underfloor heating by pellet boiler (ÖKOFEN- Pellematic with 4-tonne silo) and all windows and doors are triple-glazed.

The ground floor can be adapted for people with reduced mobility (entrance door: 90cm wide, bedroom: 85cm, shower room: 75cm).

The roof is made of mechanical tiles. The house has fibre optic cable.

Individual sewage system up to standard.

Video surveillance system with 4 cameras.

You can park your vehicles in the large car park, under the 45 m<sup>2</sup> awning or under the 18 m<sup>2</sup> carport (6x3m).

On the one hectare of wooded grounds, there is a solid 21 m<sup>2</sup> log cabin with steel roofing, a pond and a vegetable garden.

Situated 10 km from Argentat (all amenities), 40 km from Tulle and 50 km from Brive (airport).

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Information about risks to which this property is exposed is available on the Géorisques website...

## LOCAL TAXES

**Taxe foncière:** 1310 EUR

**Taxe habitation:** EUR

## NOTES