

Ancient 3 bed stone farmhouse with barn and garden

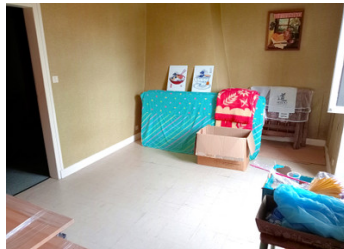


INFORMATION

Town:	Saint-Privat
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	1320 m2

IN BRIEF

This genuinely ancient farmhouse, along with its adjoining barn and outbuildings, would make a wonderful family home in the hands of someone competent at DIY! The basic farmhouse must date from the 18th century if not before, as evidenced by the thick stone walls and the monumental inglenook fireplaces, not to mention numerous other fascinating details of stonework! Much of that detail has been subsequently hidden behind plasterboard walls, which all need removing to reveal the true beauty of the building. Currently the house offers 2 bedrooms in the converted attic and a combined kitchen/dining room with a further bedroom plus bathroom and WC on the ground floor. The lower ground floor is not so much a cellar as a potential further living space and boasts many dramatic stone features. The adjoining barn could provide additional living space...



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

Front of the house / Lower ground floor:

A small garden enclosed by a stone wall separates the front of the house from a narrow dead-end lane. The old piggery (now used for storage) sits to the left of this area of garden. A series of stone steps with wrought iron handrail leads to the ground floor of the house. At the lower ground level, there are several old wooden doors opening into what would once have been communal living areas with huge fireplaces, ancient stone sinks, bread ovens, etc... in times gone by. To the left of the stone steps you will find the entrance to the barn (with a genuine old cart inside!).

Ground floor: At the top of the steps, the front door opens into a living space currently used as a kitchen and dining room. At one end, there is a magnificent stone fireplace. This whole level has been divided up into bedrooms and a bathroom by partition walls, which all need to be removed in order to open the whole area up again. This space would make a wonderful large open-plan living area with kitchen! There is also a back door at this level leading out into the back garden, which is the largest part of the land.

First floor: Stairs lead up from the ground floor to a converted attic space, offering 2 large bedrooms. These rooms are not in need of much updating, so could easily be used...

LOCAL TAXES

Taxe foncière: 375 EUR

Taxe habitation: EUR

NOTES