

Magnificent natural setting: renovated farmhouse with separate flat, terraces, garage and stable

EXCLUSIVE



INFORMATION

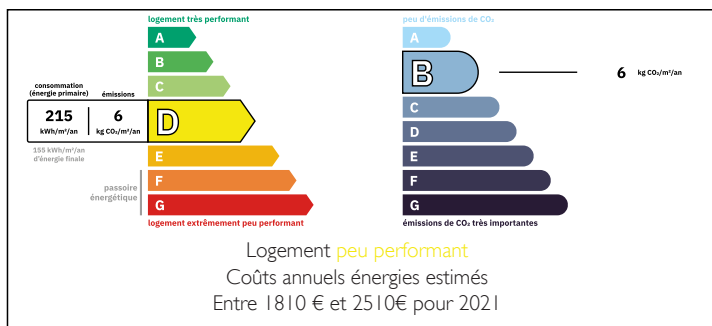
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|-------------|----------|
| Town: | Égletons |
| Department: | Corrèze |
| Bed: | 5 |
| Bath: | 2 |
| Floor: | 150 m2 |
| Plot Size: | 6267 m2 |

IN BRIEF

10 km from Egletons, in a magnificent natural setting, renovated old farmhouse with independent flat, stable, garage, bread oven and enclosed grounds with stream. Exceptional views. For lovers of authentic nature and peace and quiet.



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: 440 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Stone building with slate roof, renovated dwelling house and separate flat, stable and barn.

Ground floor: access to the main house with a 43m² living room/kitchen/dining room, utility room, wc and access to a 34m² covered terrace with exceptional views.

On the first floor, there are 4 bedrooms of 12m² each with splendid views and a bathroom with wc. Above, the attic is suitable for conversion.

On the same level, an independent flat with a 25m² living room/kitchen and a 25m² terrace, a 9m² bedroom and a bathroom with toilet.

Heating system: a pellet stove on the ground floor with blower to the first floor and a wood-burning stove.

Sewage system: septic tank in very good condition.

Adjoining the property is a 200 m² (2,153 sq ft) stable on the ground floor and a 180 m² (1,920 sq ft) barn used as a garage and workshop on the first floor.

Situated in a magnificent setting between the Monédières mountains and the Millevaches plateau. 75 km from Brive-la-Gaillarde (airport), 45 km from Tulle, 40 km from Ussel and 10 km from Egletons.

Precisely: hamlet consisting of 2 farms + 1 property - no noise pollution

Altitude: 650 m

10 km from all amenities

The road leading to this property is seldom used, except by the inhabitants of the hamlet...

Close to the Millevaches plateau and the Monédières Eco Parc (meadows, forests, streams, lakes, hiking, mushroom picking, historical heritage ...)

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