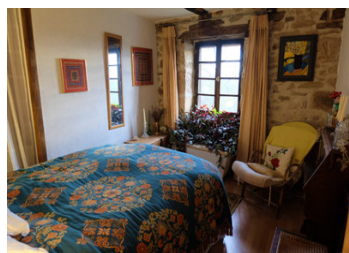


Beautifully converted stone barn with breathtaking views!



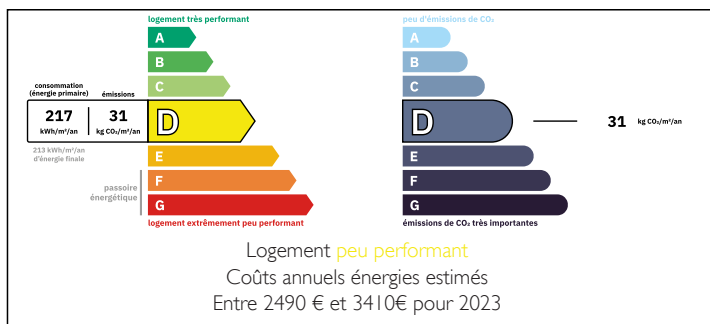
INFORMATION

Town:	Meyssac
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	169 m2
Plot Size:	1750 m2

IN BRIEF

This lovely property is just bursting with character! Not only does it benefit from a magnificent living area with cathedral ceilings and exposed stone walls, but it also has a very private garden overlooking the valley enjoying panoramic views. An additional living room or study completes the picture, along with 3 comfortable bedrooms and 2 bathrooms (one of which has yet to be fully installed). There is also a well-equipped kitchen with dining area at garden level, and plenty of outdoor storage space in the separate small barn. The Dordogne river is just a 15 minute drive away and a wide variety of shops and services are available in the nearby towns of Meyssac and Beaulieu-sur-Dordogne. A real gem not to be missed!

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 habitation: EUR

NOTES

DESCRIPTION

Lower Ground floor:

A driveway leads to a parking area and a front door opening into the kitchen and dining room. Beyond the kitchen is a large sitting room which could double as a study or 4th bedroom. Doors opening onto the terrace.

Stairs up to the Ground floor:

Turn left at the top of the stairs to access two of the bedrooms and a bathroom with bathtub and shower over bath + WC. There is also a door to the exterior at this level, which leads onto a series of stone steps going down to the garden.

Turn right at the top of the stairs and you enter the stunning living room with double height ceilings and exposed beams and stone walls. There is a recently installed powerful woodburner in this room. Double doors and another large window flood the room with light.

Stairs to Top floor:

A narrow set of stairs leads from the living room to a mezzanine study area or snug, which in turn leads to the main bedroom and adjoining bathroom. Please note: the fittings for this bathroom are in place but haven't yet been fitted.

Heating : Gas-fired central heating (the tank is tucked away in the garden). Woodburner in the main living room.

Insulation : Many of the windows are double glazed but some of the original windows have been retained to maintain the character of the building.

Drainage: A septic tank has been installed which conforms to...