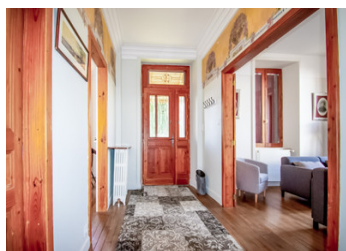


Large six-bedroom character property with option to buy adjacent property in need of renovation



INFORMATION

Town:	Maussac
Department:	Corrèze
Bed:	6
Bath:	2
Floor:	185 m2
Plot Size:	1055 m2



IN BRIEF

Maussac is a charming village in the Corrèze, nestled in the heart of the Millevaches plateau. It is situated ideally close to the Egletons/Ussel route, and only a few kilometres from Meymac. With its green landscapes, forests, streams and rivers, and peaceful atmosphere, it is a magnet for nature lovers, and many outdoor pursuits including fishing, horseriding, cycling and walking.

Approximate distances by car:

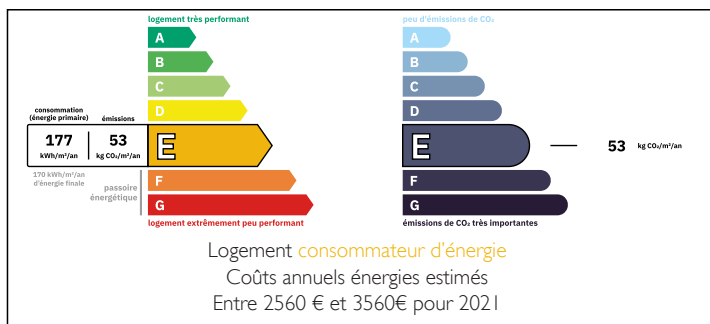
Meymac: 10 minutes

Egletons: 10 minutes

Ussel: 20 minutes

Limoges airport: 90 minutes

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:	1023 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

This remarkable character house, constructed in 1928, boasts an array of appealing features, including generously sized, light-filled rooms that create an inviting atmosphere. The frescoed entrance hall leads seamlessly to a newly renovated, fully equipped kitchen and a spacious lounge, perfect for both relaxation and entertaining.

Ascend the elegant oak staircase to discover two additional floors, each housing three spacious bedrooms, totalling six bedrooms throughout the home. This property combines historical charm with modern amenities, making it an ideal choice for families seeking comfort and style.

Here are some key features:

Ground floor:

- * Lovely entrance hall
- * Newly fitted kitchen/dining space (32m2)
- * Lounge (23m2)
- * WC

First floor:

- * 3 spacious bedrooms and dressing room (12m2, 17m2, 14m2)
- * WC
- * Bathroom with bath and shower

Second floor:

- * 3 spacious bedrooms (14m2, 16m2, 14m2)
- * WC
- * Shower room

Lower ground floor:

Cellar with storage areas and heating equipment

If you would like to see more photographs and receive more information about this lovely property please do not hesitate to contact the agent.

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