

Remarkable: small manor house and renovated barn. Swimming pool, orchard, large grounds, exceptional view



INFORMATION

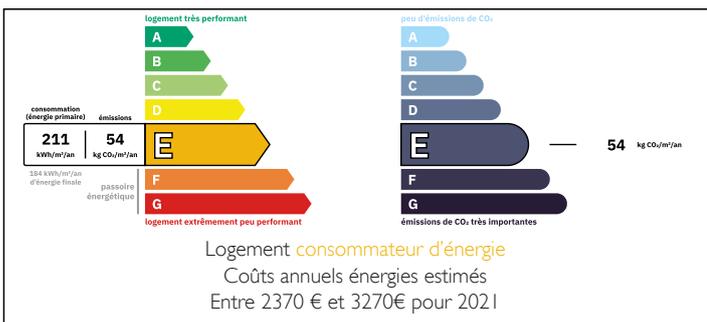
Town:	Beaulieu-sur-Dordogne
Department:	Corrèze
Bed:	6
Bath:	4
Floor:	298 m2
Plot Size:	11784 m2

IN BRIEF

A few kilometres from Beaulieu-sur-Dordogne, in a quiet hamlet of around ten houses, this rare property offers character and a unique quality of life. Features: dominant position, magnificent views, wooded grounds with large orchard, well and petanque area. It's up for grabs!



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

The 17th century manor house (130m² of living space) has a slate roof (redone in 1994) and is currently used as a gîte: on the ground floor, a 46m² living room with inglenook fireplace and souillarde, a small fitted kitchen, 2 bedrooms with fitted wardrobes (15m² and 11m² - loi Carrez) and a bathroom with toilet. On the first floor, 2 bedrooms (10 and 11m² - loi Carrez) and a 7m² bathroom with shower.

Two bedrooms have reversible air conditioning and all windows are double-glazed.

Garden level: 3 rooms used for storage, one of which houses an oil-fired boiler (with 3 x 1000 l tanks).

Sewage system: all-water septic tank.

Heating system: oil-fired boiler, open fireplace and 2 reversible air-conditioning units.

The tastefully renovated barn (168m² living area) has a slate roof (re-roofed in 2013) and is habitable on one level with a bright living room of 96m² (with magnificent inglenook fireplace, fitted kitchen, bay window with magnificent views, access to terrace (33m²) and swimming pool). On the same level are 2 bedrooms (12m² and 15.5m²) and a 10m² bathroom with bath, shower and wc.

The living room gives access to a large mezzanine of 30m² (Carrez law) with beautiful exposed beams used as a lounge and study.

On the garden level, several rooms used as a wine cellar (11m²), utility room (15m²), library (22m²), garage (entrance width: 2.35m), storage and workshop (35m² with a toilet and sink) and a toilet with shower; this level is very well insulated and...

LOCAL TAXES

Taxe foncière: 3681 EUR

Taxe habitation: EUR

NOTES