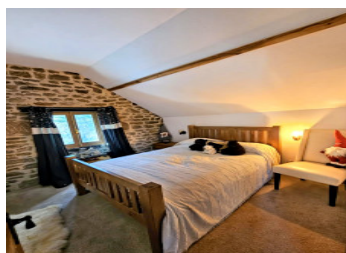
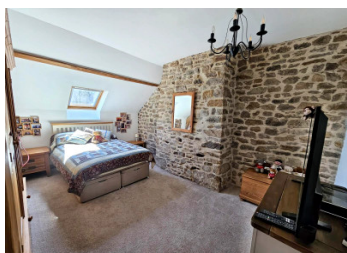


Country house 152m<sup>2</sup>, 4 bedrooms, kitchen, lounge/dining room, 2 bathrooms, land 1.74 ha



## INFORMATION

Town:	Saint-Hilaire-les-Courbes
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	152 m <sup>2</sup>
Plot Size:	17448 m <sup>2</sup>

## IN BRIEF

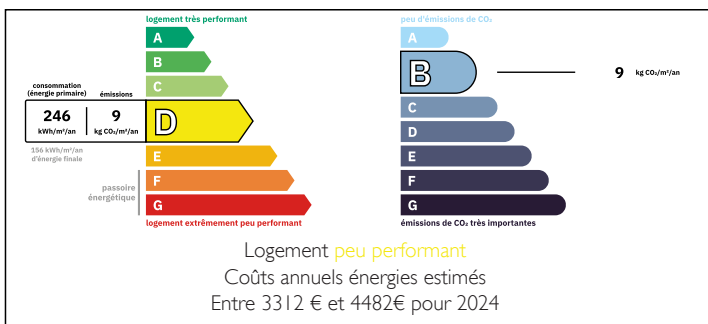
This well-presented property offers generous living space and excellent potential as a comfortable family home, holiday residence or rental investment.

The welcoming 30m<sup>2</sup> lounge/dining room features a character fireplace with wood burner, creating a warm and inviting focal point for the home. The separate 22m<sup>2</sup> fitted kitchen benefits from tiled flooring, its own fireplace with wood burner, and double doors connecting seamlessly to the dining area—ideal for modern family living and entertaining.

A solid oak staircase leads to a spacious landing, giving access to four well-proportioned bedrooms 17m<sup>2</sup>, 16m<sup>2</sup>, 10m<sup>2</sup>, 8.5m<sup>2</sup> along with a family bathroom. The layout offers both comfort and flexibility, suitable for permanent living or guest accommodation.

The lower level provides additional valuable space,

## 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

Set in a peaceful rural location surrounded by open countryside, fields and woodland, this charming French farmhouse offers an idyllic retreat with easy access to local amenities in Treignac and the beautiful Lac des Bariousses.

Combining authentic character with modern comfort, the property provides generous and welcoming living spaces, ideal as a permanent home, holiday retreat or rental investment.

At the heart of the home is a spacious country-style kitchen, opening directly onto a terrace that overlooks the garden—perfect for al fresco dining and entertaining while enjoying the tranquil surroundings.

The interior also features a comfortable lounge and four well-proportioned bedrooms, offering ample space for family and guests.

Outside, the property continues to impress with extensive grounds comprising gardens and woodland, providing privacy and a true connection to nature. Additional features include off road parking, a carport, a large garden shed.

The property benefits from a compliant septic system, offering peace of mind for buyers.

With its combination of charm, space and natural beauty, this delightful farmhouse represents a wonderful opportunity to enjoy the French countryside lifestyle in a highly sought-after area.

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

## LOCAL TAXES

**Taxe foncière: 509 EUR**

## NOTES