

Country house 209m2, 7 bedrooms, kitchen, lounge/dining room, bathroom, apartment, small house and barn.



## INFORMATION

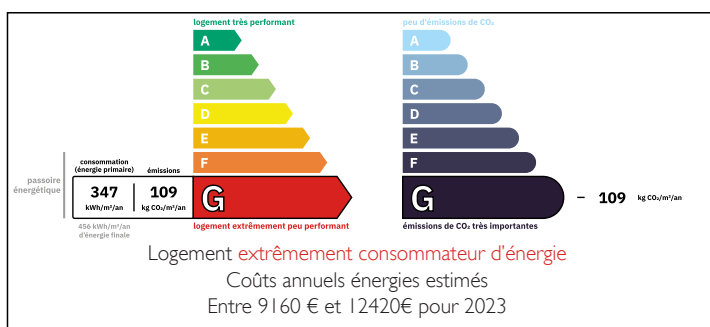
Town:	Sarroux - Saint Julien
Department:	Corrèze
Bed:	7
Bath:	2
Floor:	209 m2
Plot Size:	5500 m2

## IN BRIEF

Large house from 1973, on three floors, with 7 bedrooms, kitchen, lounge, bathroom, attic, garage, cave and boiler room.

There is a small house opposite with kitchen, 2 bedrooms and bathroom, with barn and workshops attached. Separate dependance in the garden land of 5550m2.

## 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

You enter the house into a spacious hallway with the kitchen 16m<sup>2</sup>, lounge 29m<sup>2</sup>, bathroom 7m<sup>2</sup> and three bedrooms 14,16 and 13m<sup>2</sup> leading off. The attic stairs are accessed from the hallway where there are two further bedrooms 13 and 18m<sup>2</sup> with attic space that could be converted into further bedrooms and bathroom.

Access to the sous sol is from the hallway, there is also a separate access outside to the apartment, this comprises of kitchen 10m<sup>2</sup>, lounge/dining room 18m<sup>2</sup>, 2 bedrooms each 11m<sup>2</sup> and a bathroom 5m<sup>2</sup>. Also in the sous sol is a garage, cave and boiler room.

Opposite the main house is a small stone house ideal as a gite, you enter into the kitchen/dining room 22m<sup>2</sup>, there are 2 bedrooms 9 and 8m<sup>2</sup> and a bathroom 4m<sup>2</sup>, there is a terrace to the front of the property.

Attached to the small house is a barn on two levels 100m<sup>2</sup> with two workshops each is 30m<sup>2</sup> and there is a cave 51m<sup>2</sup> under the barn.

In the garden there is a dependance and fruit trees. The property is situated 6km from Bort les Orgues where there are all commerces and 10 minutes from the lake with beach and water sports.

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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: 830 EUR**

## NOTES