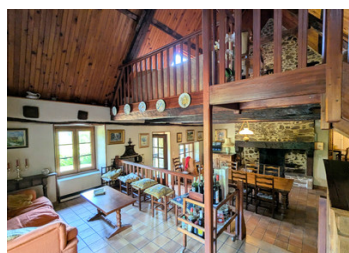


Two Stone Houses, Barn & 4 Hectares with Views – Ideal for Gîte or Dual Living in Lamongerie, Corrèze.



INFORMATION

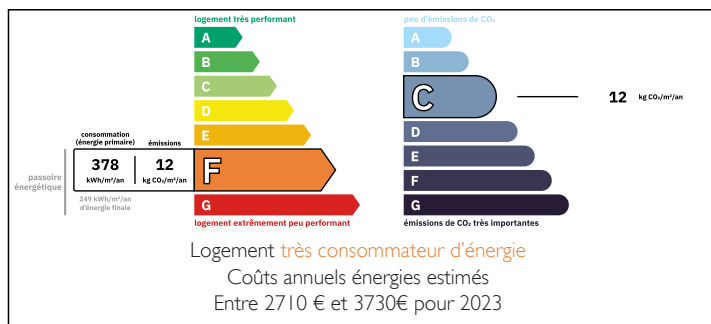
Town:	Lamongerie
Department:	Corrèze
Bed:	6
Bath:	2
Floor:	200 m2
Plot Size:	40202 m2



IN BRIEF

Discover a rare opportunity in the peaceful countryside of Lamongerie, Corrèze, where charm, space, and potential come together. Set on 4 hectares of land with 1 hectare of woodland, this beautifully private property offers two independent stone houses, a large barn, and a lifestyle most only dream of. Ideal for multi-generational living, a gîte business, or a tranquil rural escape.

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: 674 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Main House (3 Bedrooms + Mezzanine):

This character-filled stone home offers a spacious and flexible layout with classic French features throughout.

Entrance & Dining Area (43m²): Accessed via a veranda-style entrance, this impressive open-plan space is the heart of the home. It features tiled flooring, an open fireplace, and original wooden beams. With generous proportions, it serves as both a dining room and family gathering area.

Living Area: A slightly raised sitting space just off the dining area creates a cosy yet connected feel — ideal for relaxing or entertaining.

Mezzanine Room (20m²): Reached by an open staircase, the mezzanine level can function as a fourth bedroom, an office, or an additional lounge. A Velux roof window provides natural light and countryside views, making it an inspiring space.

Kitchen (10.3m²): Kitchen includes tiled floors, exposed beams, a gas hob, electric oven, and wooden cabinetry. A connecting door leads directly to the attached barn — ideal for extending the living area if desired.

Ground Floor Bedroom (12m²): A lovely ground-floor bedroom with original parquet flooring and wooden ceiling beams.

Bathroom (6m²): Fitted with a walk-in shower, bidet, and hand basin Separate WC:

First Floor – Bedrooms 2 & 3: Upstairs you'll find two additional double bedrooms, each with wooden floors and sloped ceilings, offering cosy and charming spaces with countryside views.

Cave: Accessible from within the house, the cave provides a dry, cool space ideal for wine storage or pantry use.

Double glazed throughout. Electric heating system. Private septic tank (separate...)