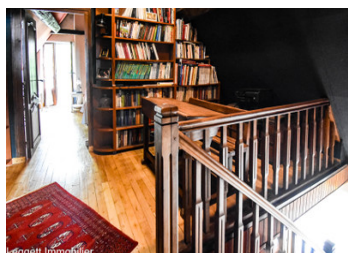


Charming house with partly converted outbuildings, large building plot, bucolic setting and views



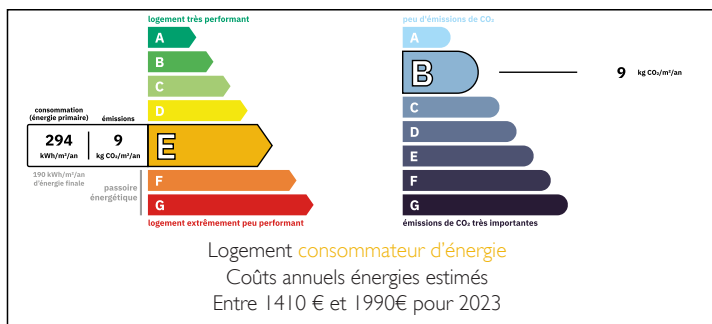
INFORMATION

Town:	Juillac
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	9142 m2

IN BRIEF

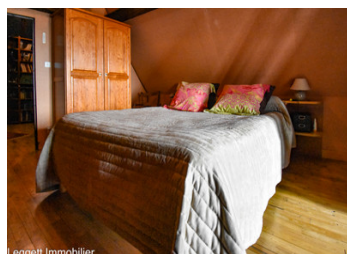
Various buildings on a large flat plot of land in the Ub zone (constructible) comprising a 77m2 house with its 18m2 veranda, large living room with wood burner, reversible air conditioning, fitted kitchen and shower room, separate toilets, upstairs attic converted into 2 bedrooms, outside a 90m2 barn partly converted upstairs into a sports room, workshop and storage on the ground floor, various outbuildings with bread oven (working) and well; Land planted with various fruit trees (peaches, apples and raspberries) vegetable patch, separate plot nearby (woods)

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

Gated access to the grounds and buildings, with space for several vehicles.

Sunny terrace with 18m² veranda, corridor leading to 30m² living room with wood burner and reversible air conditioning, 9m² fitted and equipped kitchen, separate shower room and toilet, staircase to converted attic landing, 10m² bedroom 1, 6m² relaxation area with window offering views over the surrounding countryside, second bedroom of 8m² approx with small balcony.

Outside large barn of 90m² approx, part workshop and storage, upstairs fitted and equipped sports room of 20m² and office space of 12m².

Nearby: old pigsty, shelter, bread oven (in good condition) and well;

Large plot of land in the Ub zone of 5710m², partly planted with fruit trees, with vegetable patch and shelter.

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

LOCAL TAXES

Taxe foncière: 636 EUR

Taxe habitation: EUR

NOTES