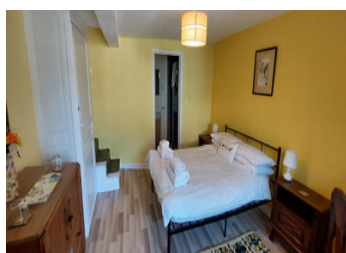
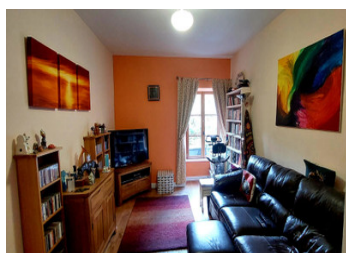
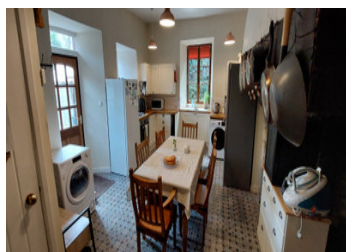


Village house 18m2, kitchen, lounge, dining room, 5 bedrooms, 5 bathrooms, cave, shop and attached garden.



## INFORMATION

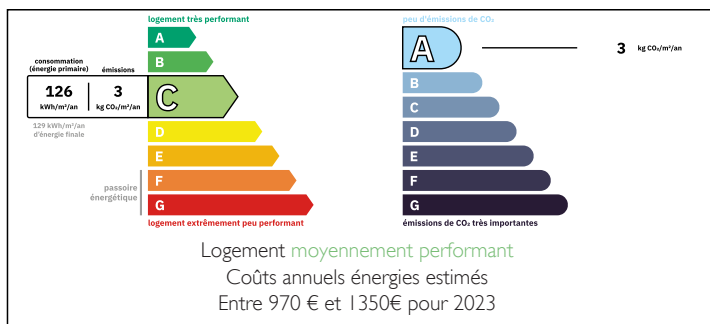
Town:	Ségur-le-Château
Department:	Corrèze
Bed:	5
Bath:	5
Floor:	188 m2
Plot Size:	0 m2



## IN BRIEF

Historic village house, currently run as a B&B and a small shop selling handmade products. Secluded garden of 345m2 . Situated in a historic village with the views of the chateau. The property consists of a large dining room/lounge, a separate lounge, fitted kitchen, 5 bedrooms and 5 bathrooms, a cellar and a vaulted cellar, benefits from a wood pellet boiler that heats the radiators and hot water. Recent roof and on mains drains

## 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:** 420 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

On entering this magnificent renovated village house in the centre of Segur Le Chateau, you come into the entrance hall through the original front door, and you enter the large lounge/dining room 44m<sup>2</sup> with double aspect double glazed windows, oak flooring and a fireplace with medieval stones from the old chateau, log burner. The kitchen and separate lounge lead off. The kitchen 22m<sup>2</sup> has a large fireplace, tiled floor is tiled, the units are fitted. You can access direct to the terrace and garden from the kitchen. The separate lounge 15m<sup>2</sup> with double glazed window and oak flooring, with views over the garden. The ground floor benefits from a bedroom 15m<sup>2</sup> with ensuite shower room 4m<sup>2</sup>.

The stairs to the first floor lead off the entrance hall. There are four bedrooms 7m<sup>2</sup>, 7.5m<sup>2</sup>, 12m<sup>2</sup> and 15m<sup>2</sup> all benefit from en suite shower rooms with toilet and wash basin, the windows are all double glazed and the flooring is laminate, the bedrooms are very light and airy. All the bedrooms lead off the central landing which has original wooden floors.

The steps to the cellar and shop lead off the lounge/dining room, the shop is 11m<sup>2</sup> and benefits from a toilet and wash basin, the floor is tiled and the entrance is direct on to the main street. The cave houses the wood pellet boiler and hopper which heats all the radiators and hot water. There is a magnificent vaulted cave.

The quaint secluded garden is accessed from...