

In a green setting, charming renovated farmhouse. Large plot, well, terrace, and outbuilding.

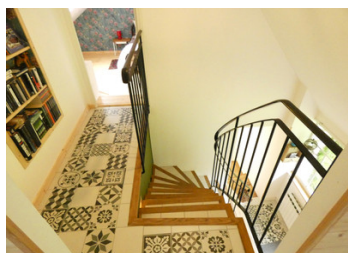


## INFORMATION

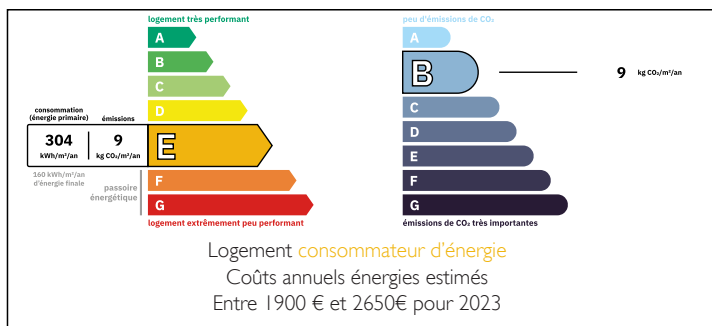
Town:	Lapleau
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	9406 m2

## IN BRIEF

A few kilometres from Lapleau, remarkable property comprising a beautiful, light-filled farmhouse and an outbuilding in need of renovation. Magnificent wooded grounds with terrace, pond, well, shed and garage. Panoramic views of the countryside.



## 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

The farmhouse:

The ground floor is bright and leads to a magnificent 28m<sup>2</sup> living room with a cantou fireplace and a high-performance wood-burning stove, a characterful fitted kitchen (15m<sup>2</sup>) with a skylight and a beautiful, perfectly preserved wood-fired oven.

To the right of the entrance hall are two 7.5m<sup>2</sup> bedrooms (which could be converted into one large bedroom), a beautiful bathroom with bathtub, a WC and a laundry room.

On the first floor, there is a lovely mezzanine and a large master bedroom suite with a floor area of 16m<sup>2</sup>.

In the basement, there is a crawl space.

This farmhouse is equipped with double glazing, mechanical ventilation and fibre optic broadband.

Heating system: wood-burning stove in the living room and electric auxiliary heaters.

Sanitation system: recent and well-maintained septic tank.

Fibre cement slate roofing.

The grounds are wooded and feature a summer shed, a terrace with panoramic views, a pond and a permanent water well. A hiking trail is located in the immediate vicinity of the property.

On a plot of land on the other side of the road (very little traffic), there is a 25m<sup>2</sup> garage and a house with two floors in need of complete renovation.

This property is located 10 km from all amenities and 12 km from Egletons. Aurillac Airport is 80 km away and Brive-la-Gaillarde Airport is 90 km away.

Remarkable natural and historical environment with hiking trails in the immediate vicinity, lake, fishing, golf, fruit picking, remarkable historical monuments, etc.

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Information about risks to which this property...

## LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

## NOTES