

Cottage 100m2 3 bedrooms 2 bathrooms kitchen, lounge/diner, office Barn,land 5187m2



INFORMATION

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| Town: | Lagraulière |
| Department: | Corrèze |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 100 m2 |
| Plot Size: | 5187 m2 |

IN BRIEF

Charming Renovated Stone Cottage with Barn, Gardens & Building Plot

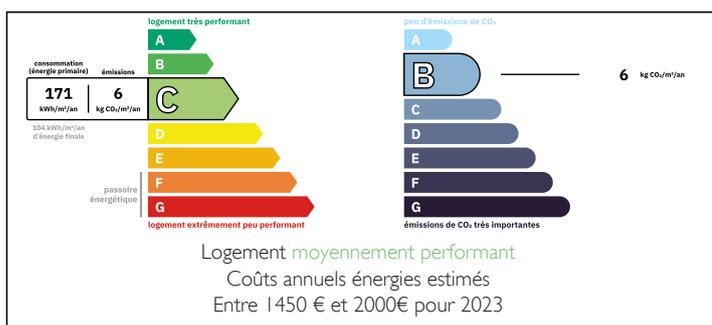
Dating back to 1914, this beautifully renovated stone cottage combines authentic character with modern comfort, offering an idyllic countryside retreat.

Set over two floors, the ground level features a welcoming kitchen, a cosy lounge/dining room, a family bathroom, and a separate WC. Upstairs, you'll find three comfortable bedrooms along with a stylish shower room, ideal for family living or hosting guests.

The property also benefits from a cellar, conveniently accessed from the ground floor, providing additional storage space.

Outside, a separate outbuilding houses a versatile utility room or home office, perfect for remote

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

Beautifully Renovated Country Home with Barn, Gardens & Development Potential

Upon entering the property, you are welcomed into a spacious and fully fitted kitchen (15 m²), thoughtfully designed for both everyday living and entertaining. It features an electric oven, gas hob, dishwasher, and fridge/freezer.

Leading from the kitchen is a generous 34 m² lounge and dining room, full of character, with its traditional cantou fireplace and cosy wood-burning stove—creating a warm and inviting atmosphere year-round.

The ground floor also includes a practical WC with storage, and a well-appointed family bathroom (8 m²) complete with shower, corner bath, and double washbasins. Tiled floors throughout this level, double glazing, and electric radiators (in addition to the wood burner) ensure comfort and efficiency.

An attractive oak staircase leads to the first floor, where a bright landing opens onto three bedrooms (12 m², 9 m², and 8 m²). Each room benefits from Velux roof windows fitted with electric aluminium shutters. A modern shower room (6 m²) with WC and wash basin completes this level.

A separate 13 m² outbuilding, accessed from outside near the kitchen, serves as a utility room and office space. With water already connected and tiled flooring, it could easily be transformed into a charming summer kitchen or guest annex.

Opposite the house, a substantial 80 m² barn offers excellent potential for further development, workshop use, or storage, and includes a small adjoining parcel of land. The structure has already benefited from newly rebuilt gable ends.

The grounds surrounding the cottage are...

LOCAL TAXES

Taxe foncière: **846 EUR**

Taxe habitation: **EUR**

NOTES