

In Corrèze, beautiful contemporary property with pool house in Saint-Pantaléon-de-Larche.



INFORMATION

Town:	Saint-Pantaléon-de-Larche
Department:	Corrèze
Bed:	5
Bath:	2
Floor:	165 m ²
Plot Size:	2100 m ²



IN BRIEF

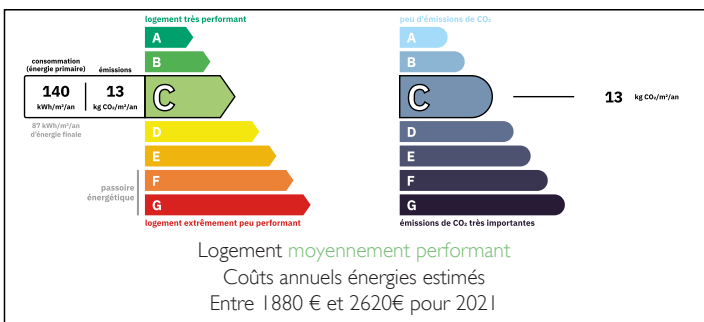
In Saint-Pantaléon-de-Larche, Corrèze, in a sought-after and lively town with shops, schools, and sports facilities, less than 10 minutes from Brive-la-Gaillarde, discover a superb bright and functional house, ideal for family life and entertaining.

With over 50 m², the living area opens directly onto a large terrace and its charming swimming pool.

Quality materials have been used throughout, including double glazing, an energy rating of C, and several efficient heating systems. On the ground floor, there is a comfortable living space comprising a living/dining room, kitchen, office, three bedrooms including a 20 m² master suite, and a pantry.

Upstairs, you'll find two bedrooms, a bathroom, and additional spaces to be renovated—perfect for an independent area.

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

In Saint-Pantaléon-de-Larche, a lively and sought-after town offering shops, bars, schools, and sports facilities, and less than ten minutes from Brive-la-Gaillarde, this high-quality contemporary property combines an ideal location, comfort, and a coherent layout.

The ground floor, all on one level, includes a spacious living/dining room of 50 m² with a ceiling height of approximately 2.80 meters, a functional kitchen of 13 m², a 10.5 m² office that can also be used as a bedroom with access to the terrace, a master bedroom of 20 m², as well as a 10 m² bathroom equipped with a bathtub, double sinks, and a shower. There is also a second bedroom of 13 m² and a 10 m² pantry/laundry room.

Upstairs, accessible through the garage, is a perfect space for children, teenagers, guests, or an independent office, featuring two attic bedrooms measuring 15 m² and 12 m² respectively, each with a ceiling height of about 2.05 meters. The garage, located on the lower level, offers 30 m² of space.

The exterior impresses with its 20 m² pool house, boasting an impressive 4-meter ceiling height under the attic and equipped with a bread oven, set on a fully fenced plot with a courtyard, a long driveway, two garages, and a large terrace.

The house exudes a genuine sense of quality and completion, ideal for a fulfilling family life.

Its large living/dining room invites conviviality and shared living; the home has been designed to enjoy both indoor and outdoor living, entertaining, and cooking in...

LOCAL TAXES

Taxe habitation: EUR

NOTES