

UNDER OFFER. 6,9 acres property crossed by a river: large chalet, garage and outbuildings.



INFORMATION

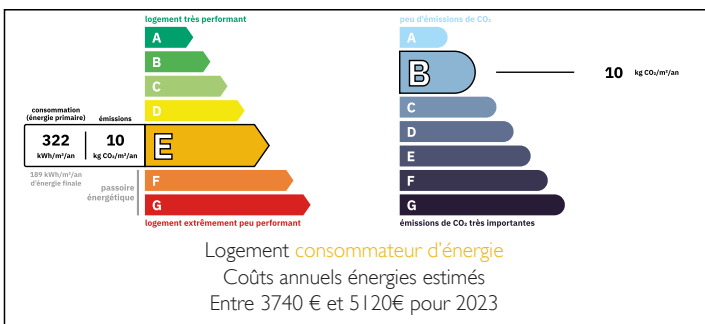
Town:	Clergoux
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	180 m ²
Plot Size:	28510 m ²



IN BRIEF

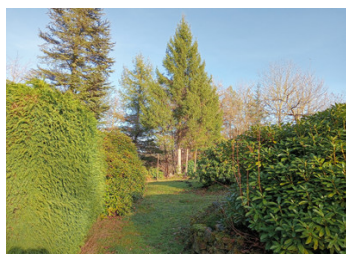
For lovers of peace and quiet and unspoilt nature: natural property with a river running through the beautiful 2.8-hectare grounds: a large, spacious, bright, single-storey chalet, a garage, an outbuilding, a stone shed, a greenhouse and parking. Numerous places to relax on the grounds. Refreshments to be provided.

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 large wooden chalet (180m²) has balconies and verandas overlooking the park. On the ground floor, there is a fitted kitchen (8m²) opening onto a large, bright living room (40m²) with a fireplace insert, a 14m² bedroom and a modern bathroom.

On the first floor, a mezzanine leads to two small rooms under the eaves (7m²) which could be used as children's bedrooms or a study.

On the garden level: a separate flat with a bedroom (11m²), a bathroom (6.5m²) and a fitted kitchen (17.5m²) with direct access to the grounds.

Also on the garden level, a large cellar on concrete slabs with two 30m² rooms used as a laundry room, workshop and wine cellar.

The house is sold furnished and equipped. Refreshments will be provided.

The house has fibre cement roofing and is fitted with double-glazed windows or secondary glazing. It is heated by a wood-burning stove, two reversible air conditioning units and electric heaters.

The sanitation system is individual (septic tank) and has been inspected.

Access to the property is via a sliding gate.

On the grounds:

A charming stone shed with a covered terrace, ideal for barbecues in summer.

A wooden chalet on a concrete slab used as a workshop with a small mezzanine.

A large car park and an outbuilding used as a garage for two vehicles, also used for storing wood.

There is also a large 40m² greenhouse with a small storage shed and an old wooden sheep barn.

The La Montane river runs through the land and a small bridge provides...

LOCAL TAXES

Taxe foncière: **900 EUR**

Taxe habitation: **EUR**

NOTES