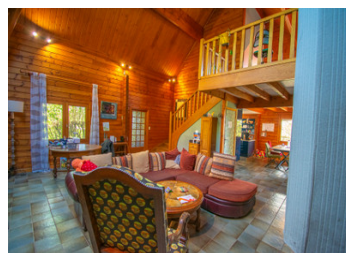
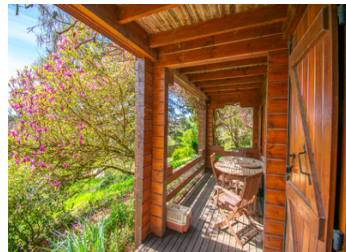


**Chalet with six bedrooms, including bedroom and bathroom on ground floor and indoor swimming pool**



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Ussel   |
| Department: | Corrèze |
| Bed:        | 6       |
| Bath:       | 4       |
| Floor:      | 257 m2  |
| Plot Size:  | 2500 m2 |



## IN BRIEF

Located near the medieval town of Ussel, surrounded by countryside, forests, gardens and numerous walking and hiking trails, this area offers a wide range of outdoor activities. Set in the Massif Central on the foothills of the Plateau de Millevaches Natural Park, Ussel provides excellent amenities including shops, schools, a museum, cinema, media library, cultural centre, swimming pool and hospital. On the edge of town, Lac de Ponty is an 18-hectare leisure lake offering fishing, swimming, walking, horse riding, orienteering and mountain biking. The Mont-Dore ski resort, in the Auvergne Volcanoes Regional Park, is just 45 minutes away and features 41 km of slopes.

Meymac: 19 minutes

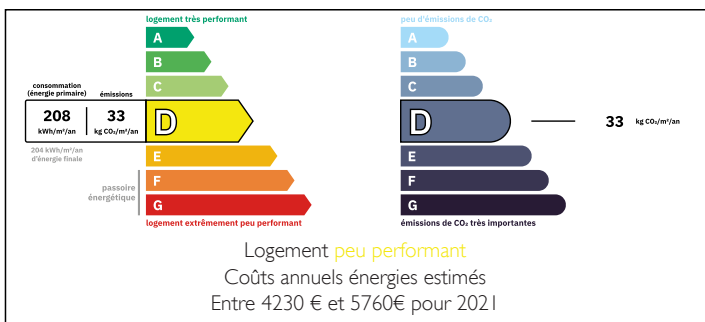
Nearest train station: Ussel

Nearest airport: Limoges 1 hour 45 minutes

A89 motorway: 10 minutes

Tulle: 45 minutes

## 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

A property with great potential, either as a family home, or possibly a guest house. Built in 1985, this charming chalet-style home offers a rare blend of tranquility and convenience. Nestled against a backdrop of woodland and surrounded by a mature garden, it provides a peaceful retreat just five minutes from Ussel and all its amenities.

Accessed via a quiet no-through road and a sweeping driveway, the property opens into a spacious, light-filled open-plan living area. Here, a fully fitted kitchen flows seamlessly into the dining space and a welcoming lounge, complete with a wood-burning stove—perfect for cosy evenings.

The ground floor features a comfortable bedroom with an en-suite bathroom, and dressing area, alongside a second bedroom (currently used as an office; perfect for working remotely) and an additional shower room with W.C. Each room benefits from direct access to either a terrace or balcony, ideal for enjoying a morning coffee in the fresh air.

The indoor swimming pool (approximately 7m x 4m) is easily accessible from the house and is complemented by a convenient wet room with shower and W.C., as well as a sauna for ultimate relaxation. From here, doors open onto a delightful terrace—perfect for sun loungers, outdoor dining, and entertaining family and friends.

Upstairs, you will find four further bedrooms, two of which enjoy private balconies, along with a mezzanine TV lounge and several additional bathrooms and shower rooms. A versatile extra room, currently used as a games room, could easily serve as a...

## NOTES