

A unique property with remarkable views and private access to the lake. Loft-style house + chalet and oxygen !



## INFORMATION

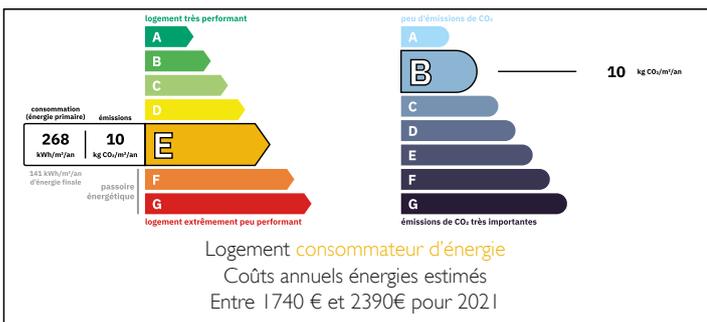
Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	70 m2
Plot Size:	5349 m2



## IN BRIEF

In an exceptional natural setting with breathtaking panoramic views of Lake Marcillac-la-Croisille (568 acres), this property comprises a single-storey loft-style house and a chalet in need of complete renovation. Large fenced plot with trees, private access to the lake, sunlight from morning to evening, wooden terrace by the water and hiking trails!

## 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 a quiet location, situated in a cul-de-sac, property with magnificent panoramic views of a 568 acres lake and private access to the beach. Standard-compliant phytopurification system, parking, outbuilding (chalet) in need of renovation. Large wooded and fenced plot.

Semi-underground, single-storey residential house (70m<sup>2</sup>) comprising:

Large 40m<sup>2</sup> living room/kitchen and an 11m<sup>2</sup> bedroom with burglar-proof bay windows offering magnificent views of the lake, a bathroom, a laundry room, a WC and a cellar under the floor slabs.

Under the roof and framework, large space on concrete slab of 80m<sup>2</sup>.

The parquet flooring is solid poplar.

Heating: LVI electric inertia radiator (Swedish model).

Roof covered with steel roofing.

Sanitation: phytopurification.

Fibre, V.M.C., pond, parking.

Adjacent to the main house are enclosures used as a chicken coop and sheepfold.

The chalet in need of complete renovation (55m<sup>2</sup> of living space): on the ground floor, a terrace, a living room with open fireplace (24m<sup>2</sup>), a kitchen, a toilet. On the first floor, 3 bedrooms (Carrez law) and a bathroom.

The chalet requires urgent attention to the drainage system, reconnection to the water supply and the draughty front door.

The grounds are planted with oak, beech, hazel, chestnut, cherry, apple and conifer trees.

This property is located 20 km from Egletons, 24 km from Tulle, 29 km from Argentat-sur-Dordogne and 70 km from Brive-la-Gaillarde airport.

Property tax: €573

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **600 EUR**

Taxe habitation: **EUR**

## NOTES