

Village house lounge/diner, kitchen, 3 bedrooms, bathroom, garage, cave, land 1495m2



INFORMATION

Town:	Seilhac
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	1494 m2



IN BRIEF

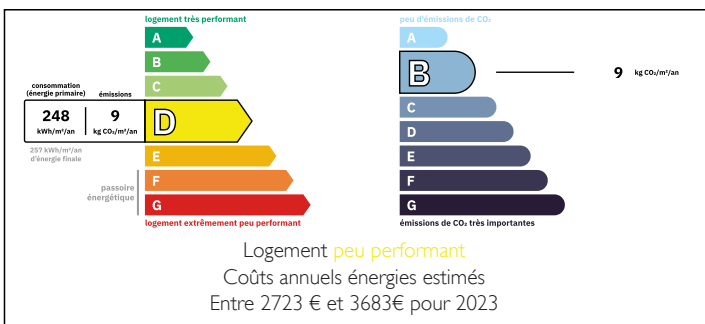
Beautifully renovated, light-filled home in the heart of a lively village

This immaculate property is perfectly located in the centre of a vibrant village, with shops, cafés and everyday amenities just a short stroll from your front door. Presented in excellent condition throughout, the house requires no work — simply move in and start enjoying the French lifestyle.

Arranged over two levels, the home has recently benefited from significant upgrades including a new roof, gutters, PVC double-glazed windows, improved insulation and a modern shower room, offering comfort and peace of mind for years to come.

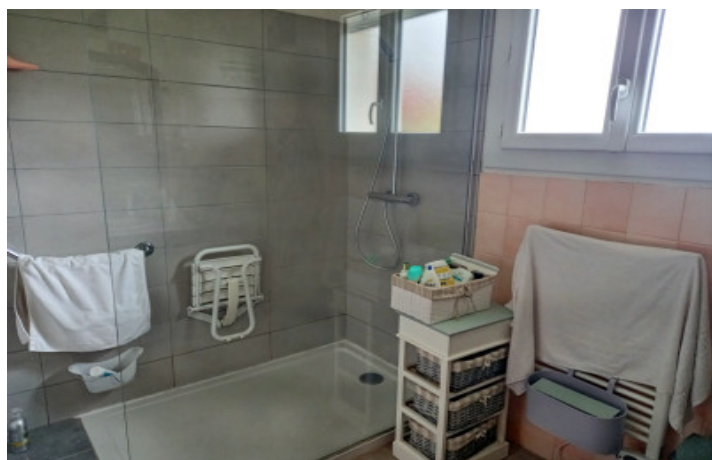
Set in an elevated position, the property enjoys lovely open views across the surrounding countryside and features private, beautifully maintained gardens — ideal for relaxing, entertaining

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

Spacious home with garden, large garage and countryside views

Entering the property, you are welcomed by a generous 14m² entrance hall that immediately sets the tone for the space and practicality of this home. On this level there is a comfortable 13m² bedroom overlooking the garden, along with a utility room featuring a WC and washbasin, with space already available to install a shower if desired.

The entrance hall also provides direct access to the impressive 50m² garage with an electric door, as well as a cellar ideal for wine storage and preserves.

A wooden staircase leads to the main living level, where all rooms are arranged off a bright central hallway.

The fully fitted 14m² kitchen opens directly onto the terrace and garden, making indoor-outdoor living effortless. It is equipped with an electric oven, gas hob, dishwasher, fridge-freezer and a central island, with easy-care tiled flooring.

The light-filled 30m² living and dining room features two sets of double doors opening onto a recently tiled balcony, perfectly positioned to enjoy lovely countryside views.

This floor also offers two garden-facing bedrooms (both 12m²), one with parquet flooring and the other with laminate. A modern shower room (5.8m²) with a recently installed Italian-style walk-in shower and washbasin completes the floor, with a separate WC for convenience.

Outside, the beautifully maintained 1,495m² garden wraps around the property and includes hedges, shrubs and fruit trees. A vegetable plot and outdoor tap make it ideal for gardening enthusiasts.

Ideally located, the property is just 15 minutes from...

LOCAL TAXES

Taxe foncière: 1211 EUR

Taxe habitation: EUR

NOTES