

Charming farmhouse with a swimming pool, a dovecote, garages and a beautiful fenced plot of 7,470 m



## INFORMATION

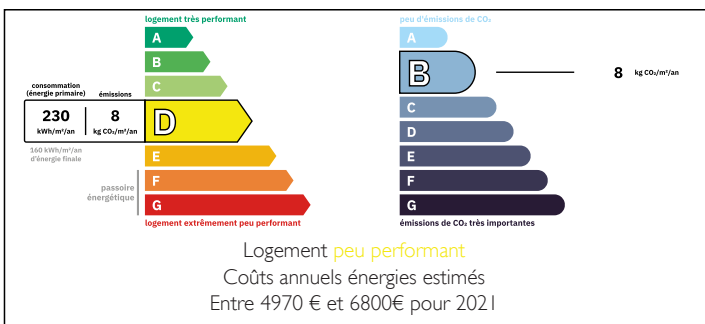
Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	7
Bath:	3
Floor:	306 m <sup>2</sup>
Plot Size:	7470 m <sup>2</sup>



## IN BRIEF

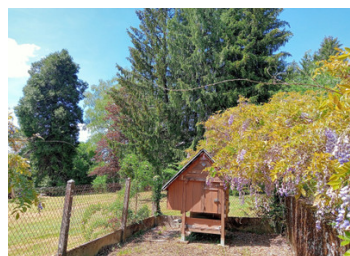
In a lively village, close to a 230-hectare lake and all amenities, a magnificent, very well-appointed property ideal for a guesthouse, featuring 7 bedrooms, 3 bathrooms, 2 sitting rooms, a large living room and a spacious kitchen. A beautiful, spacious and light-filled character property, with superb wooded and fenced grounds, a large swimming pool, a dovecote, a terrace, garages, a henhouse and parking. A remarkable natural and historic setting.

## 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

This spacious family home boasts impeccable fixtures and fittings: a roof of Travassac slate that is regularly maintained, double glazing, recently installed solid wood shutters, modern bathrooms and shower rooms, fibre broadband, and heat pumps.

On the ground floor: The hall leads to the left into a large 70m<sup>2</sup> open-plan living/dining room with a corner fireplace and insert, and a beautiful modern 7m<sup>2</sup> bathroom. To the right, there is an 18m<sup>2</sup> fitted kitchen, a 21m<sup>2</sup> wine cellar and a lovely 16m<sup>2</sup> lounge with a corner fireplace and open fireplace.

Also on the ground floor, a large 30m<sup>2</sup> room used as a utility space, notably for the heat pump system.

On the first floor: a lovely 11m corridor leads to 6 spacious and bright bedrooms with fitted wardrobes (22m<sup>2</sup> with en-suite bathroom, 19m<sup>2</sup>, 16m<sup>2</sup> with fireplace, 15m<sup>2</sup>, 14m<sup>2</sup> and 12m<sup>2</sup>), a room used as an office with en-suite bathroom (20m<sup>2</sup>), a toilet, a cloakroom and a 12m<sup>2</sup> lounge.

On the second floor: a large convertible attic comprising two rooms (110m<sup>2</sup> and 72m<sup>2</sup> of floor space).

Sewage: mains drainage.

Heating systems: heat pump and wood-burning insert.

Adjoining the house and overlooking the garden and swimming pool is a lovely 65m<sup>2</sup> terrace.

The large swimming pool (10m x 5m) is ideally situated on the grounds, surrounded by majestic trees. The swimming pool will need servicing, including cleaning the skimmer.

On the land, there are fruit trees: peach, apple, walnut, mirabelle plum and cherry.

The detached garage is designed to accommodate 2 vehicles (45m<sup>2</sup>) with an...

## LOCAL TAXES

Taxe foncière:

1410 EUR

## NOTES