

4 bedroom family house located in the beautiful Corrèze

EXCLUSIVE



INFORMATION

Town:	Bugeat
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	131 m2
Plot Size:	3000 m2

IN BRIEF

Located on the Plateau de Millevaches, Bugeat is a rural town and boasts a full range of shops, a bank, craftsmen and medical services. It also benefits from the facilities of the Espace 1000 Sources departmental sports centre, with its football, rugby and basketball pitches, two large sports halls, a host of modern facilities and a hotel.

Nature lovers and sports enthusiasts will appreciate the many hiking trails, sports circuits and golf course. Families will love the picnic tables on the banks of the Bugeat lake and the mini tree-climbing course. As for its old stone buildings (14th-century church with its bell tower and Gallo-Roman remains), they will delight history buffs.

The commune of Bugeat benefits from a train station travelling to Limoges and beyond.

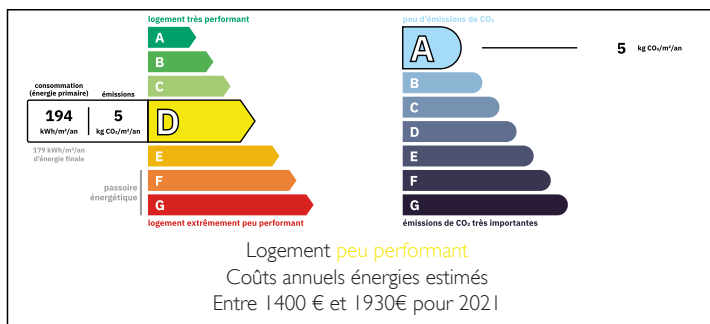
Limoges (with airport): 1 hour

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.



ENERGY - DPE





DESCRIPTION

Nestled at the end of a peaceful cul-de-sac, this beautifully presented four-bedroomed home enjoys a private setting within approximately 3000 m² of fully enclosed gardens. The grounds feature a delightful duck pond, a separate garage, and a carport with space for two vehicles.

Built in 2013, the property offers a contemporary design with Douglas fir timber cladding and a ceramic tiled roof.

The front door opens into a spacious kitchen-dining area fitted with a modern kitchen. A wood-burning stove provides a cosy focal point. To one side of the ground floor is a bedroom, a shower room, and a separate WC. On the opposite side, you will find a separate dining room and a practical utility room.

Upstairs, there are three further bedrooms, one of which benefits from a private balcony overlooking the garden. The first floor also includes a family bathroom with WC and a separate storage room.

Outside, a partially elevated walkway leads to the rear of the property, where a relaxing seating area provides the perfect space to unwind and enjoy the tranquil surroundings.

At the rear of the house there is a workshop, offering useful additional workspace and storage.

Ground floor:

Kitchen Diner- 59m²
Dining Room - 17m²
Utility Room - 8m²
Bathroom - 12m²
Bedroom - 14m²

First Floor:

Bedroom 1 - 15m²
Bedroom 2 - 14m²

LOCAL TAXES

Taxe foncière: 1033 EUR

NOTES