

A stone farmhouse with a large barn, terraces, a formal pond and a fantastic view through the trees



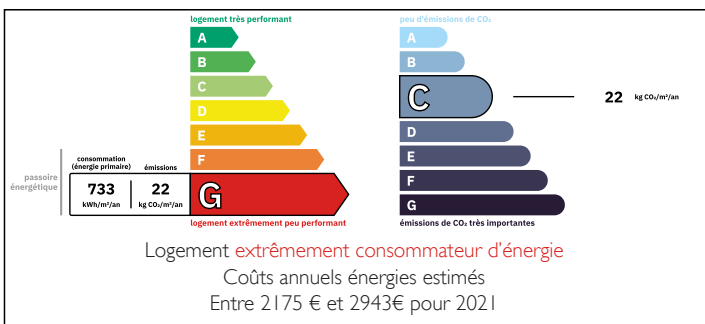
## INFORMATION

Town:	Juillac
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	91 m2
Plot Size:	4470 m2

## IN BRIEF

A gorgeous farmhouse perched high above a huge valley and backing onto a quiet country lane. The property is largely open plan with a rustic with much exposed stone and hardwood, including a mezzanine. The property also has a formal pond and a large barn with tremendous potential. I short, pretty country retreat.

## 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

House

Ground floor :-

Large open plan kitchen and living area 47 m<sup>2</sup>

1st bedroom 11, 5 m<sup>2</sup>

Bathroom with bath, washbasin and w/c 8 m<sup>2</sup>

1st floor :-

Mezzanine 15 m<sup>2</sup> (approx)

2nd bedroom 10 m<sup>2</sup>

Basement

1st cellar 14,5 m<sup>2</sup>

2nd cellar 19 m<sup>2</sup>

3rd cellar 10 m<sup>2</sup>

Outside :-

Large barn 136 m<sup>2</sup>

Smaller stone outbuilding 8 m<sup>2</sup> (approx)

Cellar 49 m<sup>2</sup>

Formal pond (former ancient 'lavoir')

Land/garden 4470 m<sup>2</sup>

Amenities (time by car) :-

Shops and supermarket 10 minutes

SNCF train station 15 minutes

Airport (Brive) 45 minutes

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

## NOTES