

Contemporary 4 bedroom house, large living area with kitchen, 2 bathrooms, laundry room, garage and 4345m2 land



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Lagraulière |
| Department: | Corrèze     |
| Bed:        | 4           |
| Bath:       | 2           |
| Floor:      | 186 m2      |
| Plot Size:  | 4345 m2     |

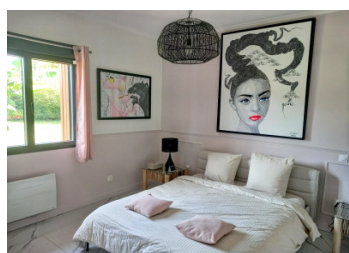
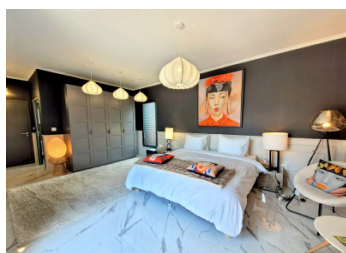
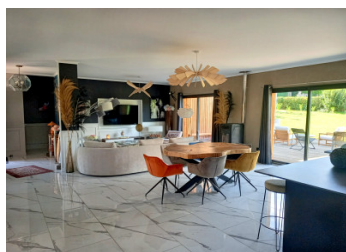
## IN BRIEF

Contemporary 2023 Home – Modern Comfort,  
Single-Level Living and Beautiful Gardens

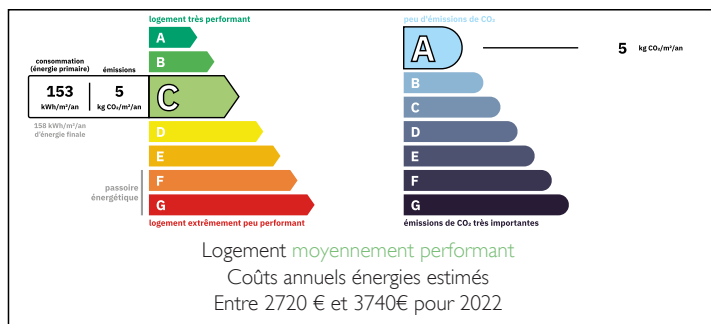
Built in 2023, this impressive 195m² contemporary home offers modern, comfortable living all on one level, making it an ideal choice for a permanent residence, holiday home or low-maintenance property in France.

The spacious accommodation is centred around a large open-plan living area, combining a modern kitchen, dining space and comfortable lounge. This bright and sociable space provides the perfect setting for family life and entertaining.

The property offers three generous bedrooms, with a shared bathroom .The principal bedroom is particularly impressive, with a fabulous en-suite bathroom, creating a comfortable private retreat.

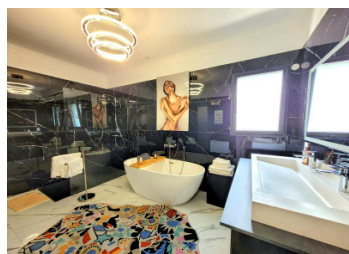


## ENERGY - DPE



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

Spacious Four-Bedroom Home with 4,350m<sup>2</sup> of Land and Development Potential

On entering the property, you are welcomed into a hallway leading directly into the impressive 70m<sup>2</sup> open-plan living area. This bright and spacious room is the heart of the home, providing a wonderful space in which to cook, dine, relax and entertain, all within one beautifully connected living environment.

Two sets of patio doors open directly onto the large terrace and surrounding gardens, creating an easy flow between the indoor and outdoor living spaces. Heating in the main living area is provided by a pellet (granulé) burner, creating a warm and welcoming atmosphere.

To the right of the living area are three generous bedrooms measuring approximately 18m<sup>2</sup>, 16m<sup>2</sup> and 13m<sup>2</sup>. All three bedrooms enjoy pleasant views over the gardens and are heated by efficient electric radiators. They are served by a 6m<sup>2</sup> shower room, while a separate 6m<sup>2</sup> storage room provides useful additional space.

To the other side of the living area is the impressive 24m<sup>2</sup> principal bedroom, offering plenty of space for a comfortable bedroom suite. It benefits from a superb 12m<sup>2</sup> en-suite bathroom, providing a generous private space. Both rooms are heated by efficient electric radiators.

A 10m<sup>2</sup> laundry/utility room and separate WC complete this side of the house.

Extensive Grounds with Building Potential

The property sits within approximately 4,350m<sup>2</sup> of land, which wraps around the house and is approached via a private driveway. The land is divided into two parcels, with one parcel being constructible (subject to the...

## LOCAL TAXES

Taxe foncière: 1000 EUR

## NOTES