

Magnificent longère and attached barn on over 2 acres of park in lovely village. Close to the mountains!

EXCLUSIVE

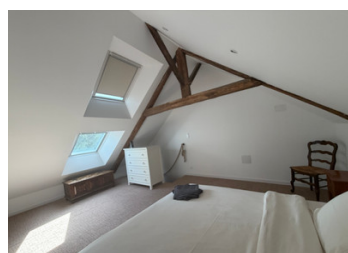


INFORMATION

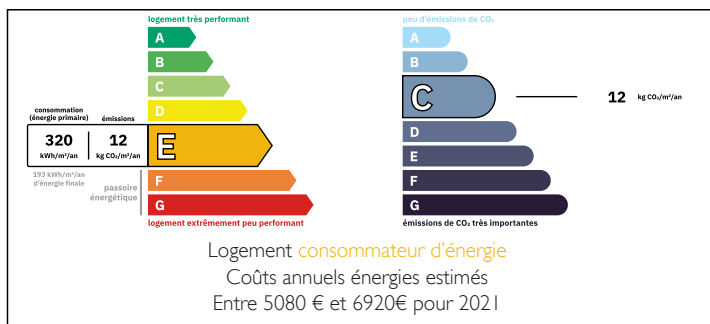
Town:	Madranges
Department:	Corrèze
Bed:	5
Bath:	3
Floor:	186 m2
Plot Size:	8000 m2

IN BRIEF

This quirky property consists of two houses which have been connected by making a doorway. The first house, with the steps up to the front door and the cellar below is the oldest part. This is now the gîte with two bedrooms, a kitchenette, a sitting room and a bathroom with toilet. The more recent part has a newly fitted kitchen and a large 'play room' with underfloor heating next to it. There are three bedrooms and a lounge/office. The attached barn offers plenty of room for a workshop, garage, storage and could even (partly) become another gîte. The attic has been partially converted into a bedroom. It still offers enough space for two bedrooms and a bathroom with a toilet. The large flat garden offers mature trees as well as recently planted fruit trees. There is a...



ENERGY - DPE



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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 property is ready for a large family or you can live next to the gîte. The first part of the house can be rented as an independent two-bed gîte and is quite popular!

And if you convert the attic above it, it could become a substantial extension of the habitable space, offering enough space for two good-sized bedrooms and a bathroom.

The other house is attached to it but could be closed off again if needed. This part of the property has got three lovely bedrooms and a 'new' bathroom. The kitchen is new but looks authentic. **WARNING!** There is a low ceiling here! But there's always a solution to be found.

The rest of the house has got 'normal' standing height. Next to the kitchen is a large room, the one with underfloor heating which could become the kitchen/dining room. It has double doors to go outside, into the garden.

The nearest village for shopping, bars and restaurants, bakeries, a supermarket, a vet and basic amenities are Treignac at 12 minutes by car and Le Lonzac at 10 minutes by car. Uzerche with its train station (to Paris in 4 hours!), supermarkets, cinema, a vet etc is at 30 minutes. Tulle is the capitol of the Corrèze and it will take about half an hour by car. It has a great market!

The nearest airport will be Limoges is at about 90 minutes by car.

It offers regular flights to the UK: London Gatwick and Stansted, Bristol,...

LOCAL TAXES

Taxe foncière: 1280 EUR

Taxe habitation: 991 EUR

NOTES