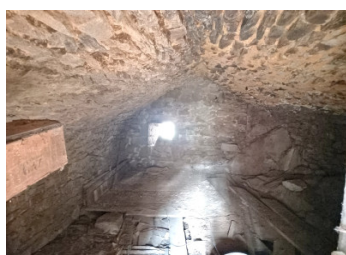


Village house, lounge, dining room, kitchen, 1 bedroom and shower room, cave, workshop, terrace and gardens.



INFORMATION

Town:	Treignac
Department:	Corrèze
Bed:	1
Bath:	1
Floor:	45 m2
Plot Size:	700 m2



ENERGY - DPE

DPE not required.

IN BRIEF

This charming village house in the historic town of Treignac offers a wonderful opportunity to create a beautiful French home while retaining many of its original features and character.

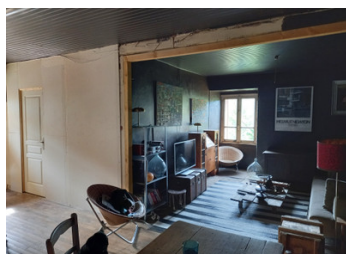
Partially renovated, the property provides a blank canvas for the new owner to complete and personalise, making it ideal for buyers looking for a character property with scope to add their own style and ideas.

The house retains its original parquet flooring, adding warmth and authenticity, while the attic offers excellent potential to create additional bedrooms and a bathroom, subject to the necessary permissions.

The windows are currently single glazed and further updating would allow the property to be improved for modern comfort and energy efficiency.

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.



LOCAL TAXES

Taxe foncière: 289 EUR

NOTES

DESCRIPTION

Charming Character Property with Stunning River Views in Treignac

This charming property enjoys a wonderful position in the historic town of Treignac, with a terrace and magnificent views overlooking the Vézère River and surrounding valley. Offering original character, versatile accommodation and secluded outdoor space, it would make an ideal French home, holiday retreat or investment opportunity.

On arrival, you enter onto a private terrace overlooking the Vézère, creating a beautiful setting for outdoor dining, relaxing or simply enjoying the changing seasons and spectacular views.

Inside, the property offers a welcoming 34m² open-plan living area, incorporating a kitchen, lounge and dining space. A traditional cantou fireplace with wood-burning stove provides a lovely focal point and adds to the authentic French character of the property.

The entrance hall leads to a 7m² bedroom and 3m² bathroom, while the elevated position means that the views can be enjoyed from virtually every room.

A staircase from the dining area provides access to the 35m² attic, which offers excellent potential for additional accommodation, subject to any necessary permissions. This versatile space could be transformed into further bedrooms, a studio, craft room, home office, gym or creative space, depending on your requirements.

Outside, the property benefits from three levels of secluded gardens, providing a surprising amount of private outdoor space within the town. There is also a well-maintained vaulted stone cave, ideal for storage or potentially wine storage, together with a 6m² workshop.

Life in Treignac