

Remarkable stone property on 5612m of land with swimming pool and dominant views.



INFORMATION

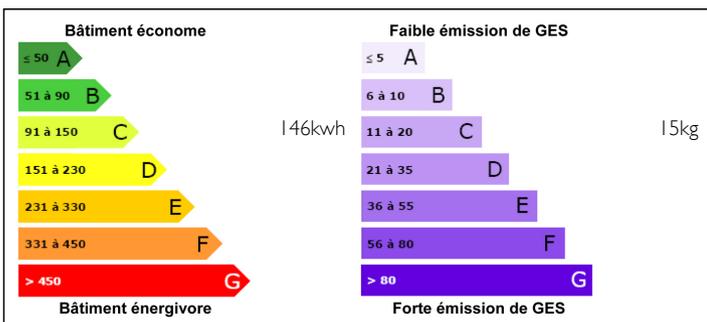
Town:	Sarran
Department:	Corrèze
Bed:	5
Bath:	3
Floor:	268 m2
Plot Size:	5612 m2

IN BRIEF

10km from Egletons, close to the Millevaches plateau and the Monédières massif, this remarkable property offers a lot of comfort, luminosity and calm.



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

Solid and comfortable stone house built in 1974 and well heated (DE DIETRICH condensing oil boiler and DE DIETRICH 27Kw air/water heat pump).

On the ground floor: a spacious living room with fireplace, a solid oak kitchen with granite worktop, two large bedrooms, a bathroom and an elegant study.

On the first floor: three spacious bedrooms, one of which has a mezzanine, a bathroom, a large room used as a workshop that could be converted into a bedroom/loft, a dressing room and a toilet. Above, a large convertible attic.

The land (5600m² with trees) is fully fenced and surrounded by a 2m cedar hedge, there is a wooden shed in the garden (3x2.60m).

There are two entrances to the property (one with an electric gate).

The pool can be accessed from the entrance hall and terrace or from the garden.

Thermodynamic water heater (300 litres).

The property is equipped with a motion detector and opening alarm (SOMFY).

Fibre optic network possible.

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

LOCAL TAXES

Taxe foncière:

1155 EUR

NOTES