

UNDER OFFER - Elegant master house restored, garden with trees and fences, independent gîte and garages.



INFORMATION

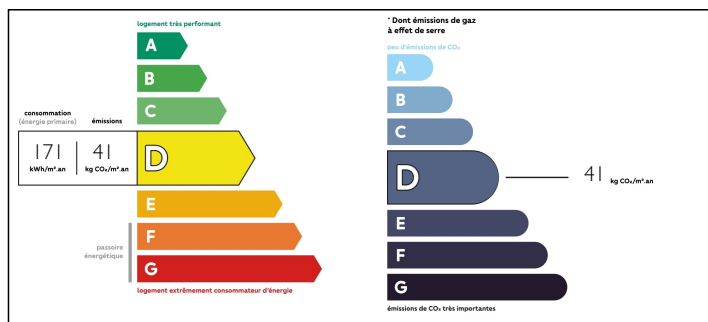
Town:	Égletons
Department:	Corrèze
Bed:	6
Bath:	4
Floor:	300 m2
Plot Size:	1807 m2

IN BRIEF

This beautiful property is a refined blend of Victorian style and characterful mansion. Comfort is assured by the quality of the renovations, spacious living areas and an idyllic setting for an authentic quality of life.



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

17 km from Egletons, in a lovely village in the Corrèze, stands this elegant stone-built, slate-roofed manor house and its large garden with trees.

On the ground floor there is a large Victorian style entrance hall, a veranda opening onto the terrace and the garden, a fully equipped modern kitchen, a dining room, a spacious living room, a study, a bathroom, a toilet and an access to the cellar.

On the first floor, the landing leads to 4 large bedrooms and a second spacious living room with fitted kitchen, a bathroom and a toilet.

Above, two small, perfectly insulated and renovated attics allow for the storage of clothes or other items in complete tranquillity.

The cellar is composed of 3 rooms for storage or other purposes, it houses a WIESSMANN oil-fired boiler.

Each floor has a hot water tank of at least 100 litres.

The second house, built in stone and covered in slate, is perfectly designed for use as a gîte. On the ground floor, a large living room with a fully equipped kitchen. On the first floor, 2 bedrooms with character and a large bathroom and a toilet.

The garage with 2 electric doors can accommodate two vehicles. It is adjacent to a workshop for any activity and storage.

The garden has a surface area of 1807m², it is planted with trees and has a well as well as an arbour and can accommodate all your planting projects.

LOCAL TAXES

Taxe foncière: 1084 EUR

Taxe habitation: 1672 EUR

NOTES

Information about risks to which this property is exposed is available on...