

**STUNNING RIVERSIDE LOCATION** for this cozy 3 bedroom home with 3.7 hectares of land. Barns and a terrace

**EXCLUSIVE**



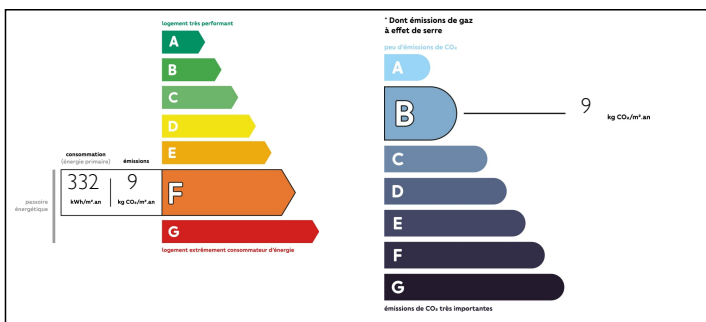
## INFORMATION

Town:	Lubersac
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	75 m2
Plot Size:	37582 m2

## IN BRIEF

Situated on the outskirts of Lubersac in a secluded hamlet providing a tranquil and private environment. This 3 bedroom "gem" features a terrace that offers a delightful terrace with a view overlooking the river. This property, with its own woodland, combines the allure of a secluded location, a comfortable and aesthetically pleasing home, and practical features such as barns and workshops, making it an enticing prospect for those seeking a peaceful and charming living environment.

## 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

### Ground Floor:

Kitchen (20.6m<sup>2</sup>): Wooden flooring, fitted wooden kitchen cupboards, and a wood burner cooker for both cooking and heating.

Pantry (3.8m<sup>2</sup>): Adjacent to the kitchen.

Corridor: Featuring a central wood burner.

Living Room (14m<sup>2</sup>): Wooden flooring.

Bedroom (14.4m<sup>2</sup>): Located on the ground floor with wood flooring.

Bathroom (3.6m<sup>2</sup>): Equipped with a large shower, basin, and WC.

### First Floor:

Two Bedrooms (10m<sup>2</sup> & 10.8m<sup>2</sup>): Located on the first floor.

Attic Space (28m<sup>2</sup>): Potential for creating an additional bedroom and bathroom.

### Heating:

Heating is provided through wood burners and electric heating.

2 Cellars

### Connectivity:

The house can be connected to Fibre Optic internet.

### Outdoor Features:

Barns: One large barn opposite the property, including a good-sized workshop. A second barn and garage with an old bread oven.

Terraced Area by the River: Ideal for dining and entertaining during warmer months.

Land: The property includes 3.7 hectares of land along the river, providing opportunities for walks and river activities.

### Location and Amenities:

The town of Lubersac is approximately 5.5km away, offering supermarkets, banks, a post office, doctor's surgery, and other basic amenities.

## NOTES