

Breathtaking stone house with outbuilding, garden and swimming pool. In a quiet spot with panoramic views.



## INFORMATION

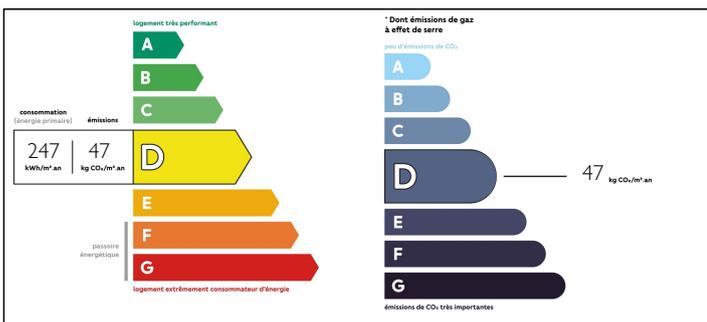
Town:	Juillac
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	200 m <sup>2</sup>
Plot Size:	3700 m <sup>2</sup>



## IN BRIEF

This superb house also includes a studio apartment. It is situated on the heights of Juillac, in a very quiet spot with panoramic views over the valley. It has been fully renovated, keeping the stone walls and wooden beams. Surrounded by 3700m<sup>2</sup> of garden, where you will also find a salt swimming pool (10x4), a large vegetable plot, and a water well. You will also find a beautiful barn of 75m<sup>2</sup>, possibility to renovate on two levels. Carport.

## 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.



## LOCAL TAXES

Taxe foncière: **800 EUR**

## NOTES

## DESCRIPTION

The main house is composed of an entrance opening out onto a lovely, light kitchen/dining room where you will find a former stone fireplace, stone walls and wooden beams.

A lounge area, wooden floorings, and stone fireplace.

Second lounge with reading area.

Large en suite bedroom with shower room and WC, comfortable light.

First floor: spacious landing area where you can also enjoy the reading area, there are also 2 large bedrooms with ancient wood flooring, shower room with WC and also a separate toilet.

Large basement area with laundry room/boiler room.

Studio apartment which is attached to the house, you will find a living room with french doors, woodburner and mezzanine bedroom.

Shaded garden with vegetable plot, 2 terraces, swimming pool.

The roof is in very good condition, double glazing throughout, insulation recently done, oil or wood central heating, individual septic tank.

-----

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