

Beautiful riverside property with main house and 2 gîtes, pool and barn for sale near Objat in the Correze.



INFORMATION

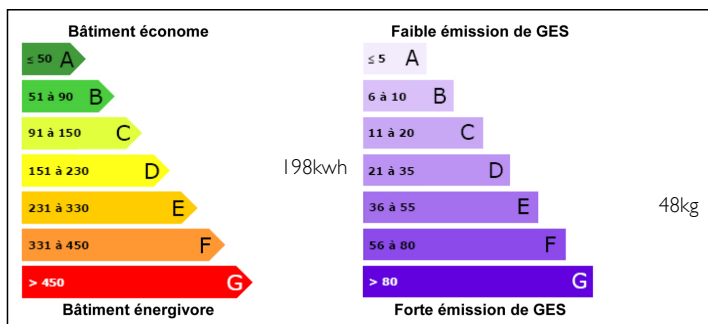
Town:	OBJAT
Department:	Correze
Bed:	5
Bath:	3
Floor:	291 m2
Plot Size:	3272 m2



IN BRIEF

This very charming property has been designed to be used either as a large 5 bedroom family home, or with the possibility of renting out two gîtes, both of which communicate with the 2 bedroom main house. This lovely property enjoys delightful gardens with river frontage and has a large swimming pool. In addition there is a large barn. More pictures are available on request!

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

Main House: Ground floor:

garage (20m²), workshop (17m²), wine cellar (7m²)

First floor: kitchen/dining room (34m²), sitting room (53m²) with fireplace and French doors to a balcony, conservatory (6m²), bedroom 1 (19m²), bathroom (5m²) & WC (1m²)

Second floor: bedroom 2 (31m²) with bath, washroom and dressing room (9m²).

Gite 1: living / dining room with kitchen (20m²), bedroom 1 (18m²) with en-suite bathroom (4m²), and a small room actually used as a second bedroom (8m²).

Gite 2:

independent entrance / office (13m²), living room with kitchen (32m²), bedroom 1 (16m²), bedroom 2 (11m²), bathroom (4m²), WC (1m²).

Outside: barn (240m²) over two floors, swimming pool (16m x 6m)

This lovely property enjoys oil central heating. The gardens border a small river, which is suitable for trout fishing, and are very private.

The property is in a very peaceful position, yet just 3kms from Objat with its delightful Sunday market, restaurants, shops and schools.

Brive airport is just 35 minutes, Limoges 55 minutes and Bergerac an hour and three quarters.

All measurements are approximate.

NOTES