

Country house to finish renovating with land and barn of 240 m in a quiet hamlet.

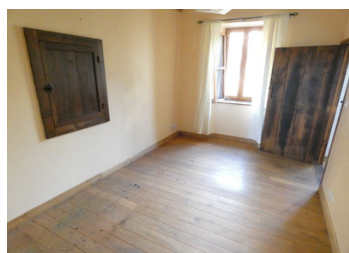
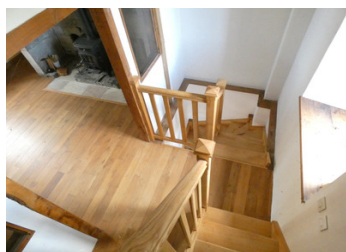


INFORMATION

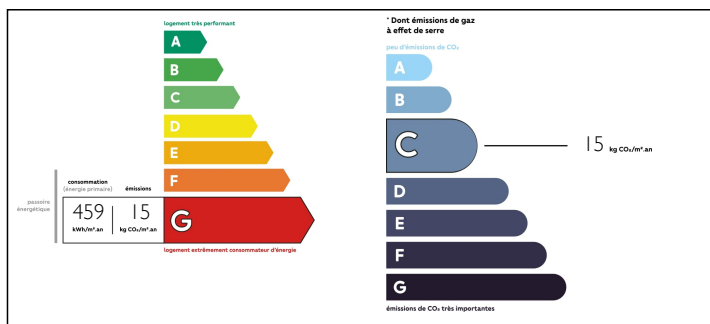
Town:	Ladignac-sur-Rondelles
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	80 m ²
Plot Size:	1671 m ²

IN BRIEF

Beautiful traditional stone house on three floors in a quiet hamlet. The second and third floors are to be finished and offer a lot of potential. Land to the rear of the house of 1671m² with panoramic views over the surrounding countryside. A barn used as workshop or storage is also part of the property (240m² on two levels). This barn is attached to a neighbour's barn.



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: 643 EUR

NOTES

DESCRIPTION

The main house and its 1671m² of land offer a breathtaking view of the surrounding countryside.

On the ground floor: a living room with inglenook fireplace and wood stove, a bedroom with bathroom and toilet.

The parquet floor, beams and stairs are of good quality solid wood.

Basement: 35m² fitted kitchen with access to the garden and panoramic views.

1st floor: a 50m² flat to finish renovating

2nd floor: Convertible attic space

Barn on 2 levels: one level of 170m² and underneath 70m² to be used as workshop, garage or office.

Direct access to the garden of 1671m² (with beautiful panoramic view without vis-à-vis) through the kitchen.

In front of the main entrance there is a small road to the village (very little traffic) with a view.

Heating system: wood stove on the first floor (living room) and electric heating.

The renovations already carried out are of excellent quality:

All windows are double glazed and oak.

The front door has been made to measure in hardwood and double glazed.

The attic has been insulated with fibreglass and multi-layers.

All ceilings and walls were insulated with fibreglass.

The floors on the ground floor were insulated with underlay. The living room, landing and entrance hall have oak parquet flooring.

The bedroom on the ground floor is chestnut.

The attic has chestnut parquet flooring.

The kitchen floor has polyurethane insulation under the concrete and fibreglass under the chestnut parquet.

The interior windows, doors and door frames were made from the original chestnut parquet of the house/barn.

The stairs were made of ash.

The whole...