

**UNDER OFFER!** Beautifully presented 4 bedroom house with a successful gite and lovely garden.



EXCLUSIVE

## INFORMATION

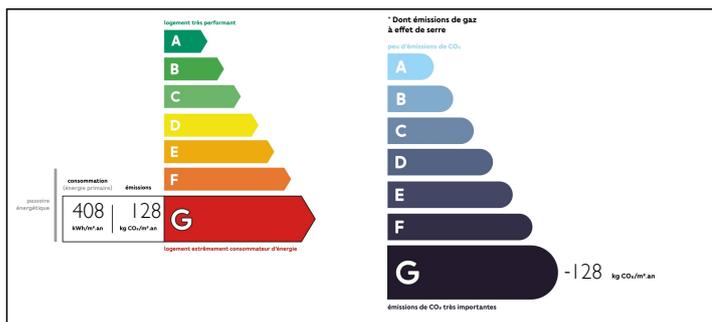
Town:	Benayes
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	95 m2
Plot Size:	538 m2



## IN BRIEF

The charming house is nestled in the heart of a country village, offering an idyllic setting for those seeking a modern feel with traditional charm. Recently modernized, the house exudes a fresh and welcoming atmosphere. One of the notable features is the renovated gite, adding an extra layer of appeal to the property. The revamped gite presents a lucrative opportunity for the new owners, whether it's for accommodating guests, generating rental income, or hosting extended family. Whether you're looking for a permanent family residence or a holiday home that offers a tranquil escape, this recently modernized house with its renovated gite presents an attractive opportunity for those seeking a blend of comfort, style, and village charm.

## 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

The main entrance door opens to a welcoming entrance hallway featuring traditional tiled flooring, setting the tone for the charming character of the house. The open-plan kitchen and living-dining area (23.4m<sup>2</sup>) create a spacious and inviting atmosphere, complemented by patio doors leading to the rear terrace. A pantry (2.8m<sup>2</sup>) and a convenient shower room (2.2m<sup>2</sup>) with a shower cubicle, hand basin, and WC are located off the kitchen.

Adjacent to the kitchen, there is a separate living room (8.9m<sup>2</sup>) with a wood burner, offering a cozy ambiance. Patio doors open to the rear terrace, where a beautiful built-in mahogany bookcase/desk enhances the room's aesthetics.

An oak wooden staircase leads to the first floor, organized around a central corridor.

The first floor comprises four bedrooms, each adorned with wood flooring. Bedroom 1 (10m<sup>2</sup>), Bedroom 2 (13.2m<sup>2</sup>), Bedroom 3 (11m<sup>2</sup>), and Bedroom 4 (11m<sup>2</sup>), which has direct access to the bathroom. The spacious bathroom (7.7m<sup>2</sup>) features a walk-in shower, a roll-top bath, hand basin, and WC. It also includes a heated towel rail and wooden flooring. An additional WC is located on this floor.

The house is equipped with mains drainage and mains water, along with an oil-fired central heating system. Fibre optic internet is available, catering to modern connectivity needs. The first floor boasts new double-glazed windows with built-in fly screens. The property also features a large attic space with exposed beams, offering potential for conversion.

A garage plus utility area (29m<sup>2</sup>) provides practical space, and a terrace (22.5m<sup>2</sup>)...

## NOTES