

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

EXCLUSIVE



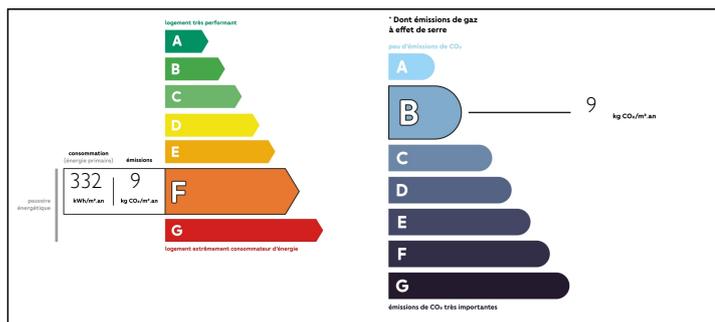
INFORMATION

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 (20.6m²): Wooden flooring, fitted wooden kitchen cupboards, and a wood burner cooker for both cooking and heating.

Pantry (3.8m²): Adjacent to the kitchen.

Corridor: Featuring a central wood burner.

Living Room (14m²): Wooden flooring.

Bedroom (14.4m²): Located on the ground floor with wood flooring.

Bathroom (3.6m²): Equipped with a large shower, basin, and WC.

First Floor:

Two Bedrooms (10m² & 10.8m²): Located on the first floor.

Attic Space (28m²): 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