

Charming stone built Maison de maitre with guest house, barn, in ground s/pool in tranquil location



## INFORMATION

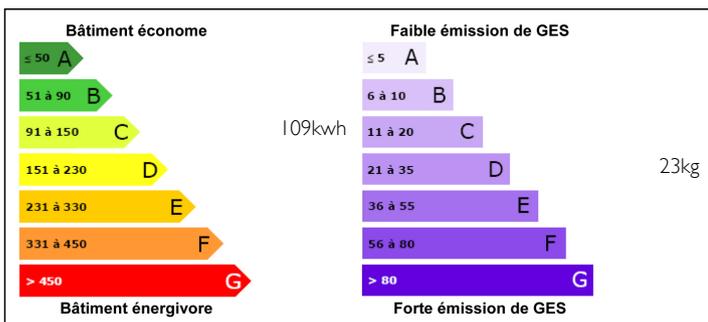
|             |          |
|-------------|----------|
| Town:       | Cublac   |
| Department: | Corrèze  |
| Bed:        | 7        |
| Bath:       | 3        |
| Floor:      | 198 m2   |
| Plot Size:  | 16542 m2 |

## IN BRIEF

Charming maison de maitre on doorstep of woodlands and nature trail, no immediate neighbors. 3 buildings including 2 houses with 2 separate electricity meters . Separate access possible Detached barn 60m2 (2 levels) potential for workshop/office Cellars ( main house) in part garage, storage and boiler room Outdoor terrace south facing In ground Swimming pool 8mx4m with separate filter/pump room bread oven 1,6 ha of land - part woods, part meadow, with spring and small stream present Oil Central heating Wood burner in lounge Double glazing optical fiber with fast internet connection for wfh

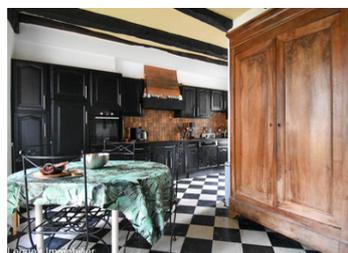


## ENERGY - DPE



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

Entrance lobby 7m<sup>2</sup>  
Living / dining room 50m<sup>2</sup> with fireplace and wood stove  
Furnished and equipped kitchen with breakfast area 25m<sup>2</sup>  
Corridor  
wc  
Master Bedroom 13m<sup>2</sup>  
En-suite bathroom 13m<sup>2</sup> with shower and bath,  
Dressing room 9m<sup>2</sup>  
Bedroom 2- 12m<sup>2</sup>  
Stairs to next level  
Landing 28m<sup>2</sup> relaxation area with reading / cinema area  
Corridor to  
Bedroom 3- 20m<sup>2</sup>  
Bedroom 4- 13m<sup>2</sup>  
Office 8m<sup>2</sup>  
Bathroom 6m<sup>2</sup>  
toilet  
Under roof space approx 25m<sup>2</sup>  
Grounds with Guest house  
Entrance 11m<sup>2</sup>  
toilet  
Stairs  
Living room 17m<sup>2</sup> with fireplace  
Bedroom 1 - 19m<sup>2</sup>  
Shower room  
Library/dressing 15m<sup>2</sup>  
Upstairs  
Landing  
Bedroom 2- 12m<sup>2</sup>  
Bedroom 3- 11m<sup>2</sup>  
Bathroom with toilet

## LOCAL TAXES

Taxe foncière: **1769 EUR**

## NOTES

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