

Magnificent original stone property of about 300M2 surface, large garden and outbuildings in peaceful setting



INFORMATION

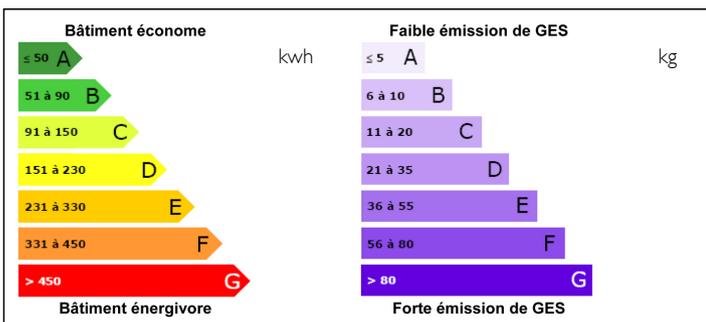
Town:	Clergoux
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	2895 m2



IN BRIEF

Large stone property comprising on the ground floor a ready-to-go one-bed apartment with open plan kitchen, dining/sitting room with large fire place, bedroom, bathroom (shower) and toilet. Second entrance into hall with stone stairs to the first floor. Second apartment to renovate: private entrance, fire place, a second room, a shower room and separate toilet. First floor: possible second apartment to renovate: large sitting room, bed room with shower room and separate toilet, large walk-in closet. On the other side of the staircase a third apartment to renovate with private entrance, an open fire place, a bedroom, a second room. Large attic over it all. Outside you will have two garages, an independent stone barn with its attached open hangar. Large garden.

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

This is a must-see to fully comprehend all the possibilities: this magnificent stone property offers plenty.

You can live in it while renovating, you can rent out part of it to get an extra income, it can become a large family home and/or an amazing house with rental income.

The house is connected to mains drains and the B%B part has got double glazing. The walls are insulated, too.

Large flat garden over two levels.

Large open stone hangar with a smaller stone barn attached.

Tulle and Égletons (20 minutes) are the bigger villages with schools, collèges, hospital etc.

There are lots of pretty villages like Corrèze, Treignac and Gimel-les-Cascades nearby. You will find the Parc Naturel Régional de Millevaches en Limousin at half an hour's drive. Argentat, beautifully situated at the Dordogne river is at 30 minutes by car.

Vulcania, the only Volcano theme-park in the world is at 90 minutes.

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

LOCAL TAXES

Taxe foncière: 670 EUR

NOTES