

Riverside location for this stylish 5 bedroom house in the heart of the popular village of Segur le Chateau.



## INFORMATION

Town:	Ségur-le-Château
Department:	Corrèze
Bed:	5
Bath:	2
Floor:	255 m2
Plot Size:	1003 m2

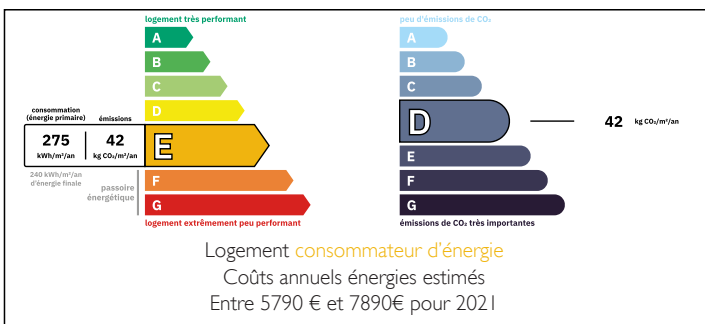


## IN BRIEF

Situated in one of the "Most beautiful villages in France", this large family home, overlooking the river, is full of original character and charm. There are 4 large bedrooms plus a master suite. Includes a good sized garden and terrace with lovely views over the village. The house is also connected to Fibre Optic!



## 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

The ground floor consist of an entrance hallway along with a garage (24.6m<sup>2</sup>), a boiler room (15m<sup>2</sup>, a cave (23m<sup>2</sup>) and a vaulted cave (19m<sup>2</sup>)

The first floor has access direct to the garden and the terrace.

Kitchen (19m<sup>2</sup>) all equipped with gas oven, fridge, washing machine. Tiled flooring and a wood burning stove.

Off the kitchen there is a WC (1.4m<sup>2</sup>) with a hand basin.

Living room (25.4m<sup>2</sup>) with parquet flooring, fireplace with wood-burning stove, stone feature walls and exposed beams. Access direct to the terrace with its pergola.

Dining room (22.7m<sup>2</sup>) with beautiful wooden flooring and wood burner. Also with access to the terrace and views over the river.

Study (8m<sup>2</sup>) with wooden flooring.

Master bedroom on the first floor (17.8m<sup>2</sup>) with wooden flooring, chimney, built-in storage. Dressing room (5m<sup>2</sup>) plus shower room (3.1m<sup>2</sup>) with shower, WC, basin and heated towel rail.

The second floor consists of 4 bedrooms (19m<sup>2</sup>, 20m<sup>2</sup>, 28m<sup>2</sup> and 33m<sup>2</sup>) all with wooden flooring.

Bathroom (10.6m<sup>2</sup>) with tiled flooring, bath, twin basins, shower unit, WC and heated towel rail. Plumbing for washing machine.

Attic (65m<sup>2</sup>)

The house is double glazed throughout. Mains drainage. Heating via a fuel central heating system plus wood burners.

Possibility of some furniture being included in the sale.

Outside there is a lovely private raised garden with terraced areas to dine and relax.

Segur Le Chateau is classed as one of the most beautiful villages of France with its chateau perched overlooking the village. During the summer months

## LOCAL TAXES

Taxe foncière:

1694 EUR

## NOTES