LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A19780LBC19 Price: 248 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (234 000 EUR without fees)

Delightful 2 detached stone built cottages, wood chalet and barn on 2ha of land in tranquil scenic village















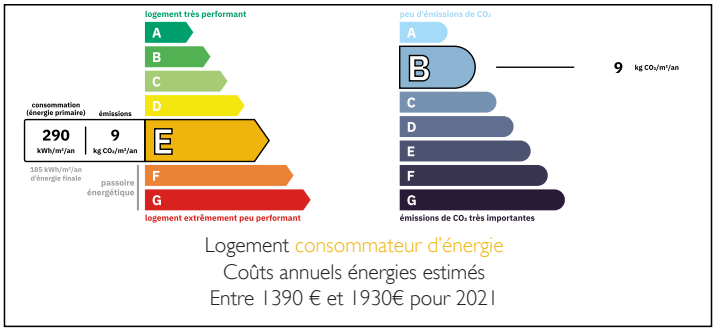
INFORMATION

Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	21589 m2

IN BRIEF

Well hidden charming property in a bucolic setting consiting of a two bed gite, a separate two bed house, a detached wooden chalet currently used as workshop with potential for conversion into a second gite , a large barn in good condition two levels used for storage and a workshop, outbuildings (stables etc) all set in a charming and peaceful countryside setting on the doorstep to hiking trails and popular tourist sites of the Gorges of the Dordogne. The property sits on 2ha of land with unbroken views from the rear of the gite to the surrounding forests and distant mountains. The 2 bed house is in use as a popular gite with excellent reviews, the owners house stands separate with a ...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1390 € et 1930€ pour 2021

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.

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NOTES

DESCRIPTION

The property is in a small peaceful village considered by many as the door to the main sites in the Dordogne Gorges such as the Roc du Busatier, Gardens of Bardot and the hiking trails.
The large barn offers real opportunity for development, the large fields are currently home to two donkeys . There is a sizeable vegetable patch at the entrance to the property .
1. Gite
- Ground Floor
Living room with Kitchen/dining 58m2 wood burner stove
Separate Guest Toilet
Cellar
- 1st Floor
Bedroom 1 - 22m2
Bedroom 2 - 10m2
Hallway 17m2
Bathroom/toilet 9m2

2. Owner's House
- Ground Floor
Living/Kitchen 25m2 wood burner stove
- 1st Floor
Bedroom 14 m2
Bathroom
Toilet
Hallway
Loft room
Outside
Barn on 2 levels approx 60m2 used for staorage
Wooden chalet (recent addition) bright and spacious used as workshop
could be concverted into a separate gite
Outbuildings
Well
Recent heat pumps for gite
New wood burner for owners house

Information about risks to which this property is