

Quiet, large property with character, beautifully renovated. Outbuildings, swimming pool, exceptional views



## INFORMATION

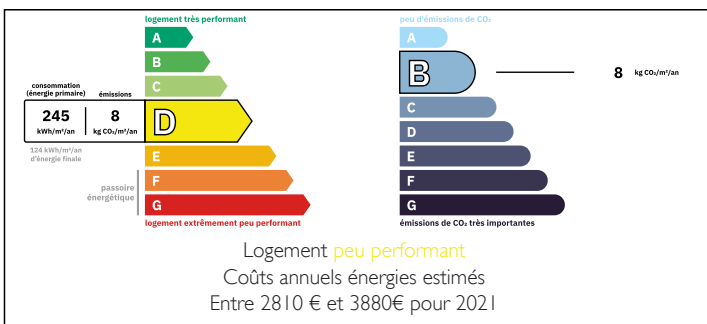
Town:	Saint-Privat
Department:	Corrèze
Bed:	6
Bath:	4
Floor:	250 m2
Plot Size:	24894 m2



## IN BRIEF

This perfectly renovated and equipped estate is a peaceful and magical place. This magnificent property is situated in a commanding position on 2.5 hectares of fenced land with stables, a well and exceptional panoramic views without any neighbours opposite. With 6 bedrooms, 4 bathrooms, 2 kitchens, 1 sauna, 1 veranda and a swimming pool, this privileged site is ideal for holiday rentals, horse owners or lovers of charming properties with authentic character.

## 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

The main dwelling is covered with slate tiles, its contours are entirely paved with granite cobblestones, and the ground floor of the house is covered with antique terracotta tiles.

It features an original ground floor comprising a large period living room (27.6m<sup>2</sup>) with a magnificent stone inglenook fireplace and a beautiful lounge with a remarkable period inglenook fireplace (29m<sup>2</sup> + 2m<sup>2</sup> pantry), with direct access to a charming fitted kitchen (12m<sup>2</sup>).

Adjacent to this is a dining room located in a large, bright veranda (22m<sup>2</sup>). On the same level, there is a boiler room and a summer kitchen opening onto the terrace and heated swimming pool with remarkable views. This beautiful, convivial space features a pizza oven and a giant plancha grill.

In the living room, on a half-level, there is a beautiful 13m<sup>2</sup> mezzanine and on the first floor, there is a master bedroom with shower room (18m<sup>2</sup>), two characterful bedrooms (13.6m<sup>2</sup> and 10m<sup>2</sup>) and a bathroom.

In the basement, a large air-conditioned cellar measuring 26m<sup>2</sup>.

Heating systems: geothermal heat pump and enamel pellet stove.

Each bedroom is equipped with reversible air conditioning. The swimming pool (13x5m) is heated by 5 photovoltaic panels.

Sanitation system: septic tank serviced.

The properties are equipped with fibre optic broadband and smoke detectors.

Adjacent to the property is a building used as a garage and living space, with a two-car garage on the ground floor (39m<sup>2</sup>, fully tiled, two electric doors). An external entrance leads to a lounge, a shower room and a sauna/hammam (10m<sup>2</sup>). On...

## LOCAL TAXES

Taxe foncière: **980 EUR**

## NOTES