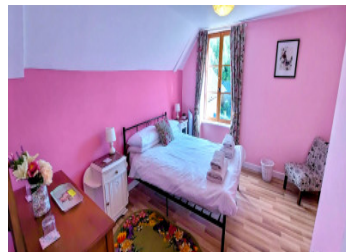
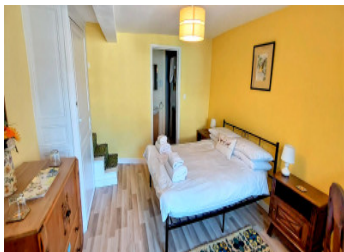


Village house 188m2, kitchen, lounge, dining room, 5 bedrooms, 5 bathrooms, cave, shop and attached garden.



## INFORMATION

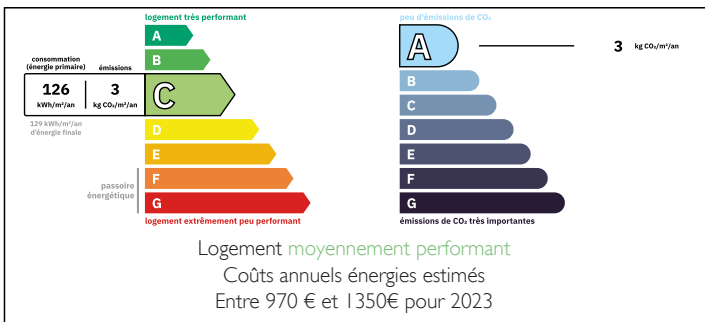
Town:	Ségur-le-Château
Department:	Corrèze
Bed:	5
Bath:	5
Floor:	188 m2
Plot Size:	0 m2



## IN BRIEF

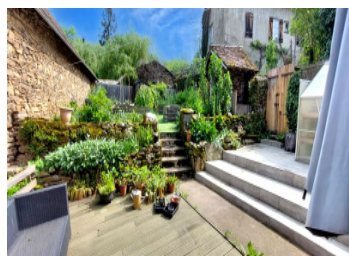
A historic village house, currently operated as a bed-and-breakfast and a small boutique selling artisanal products. A secluded 130-square-meter garden. Located in a historic village with a view of the castle. The property consists of a large dining/living room, a separate living room, a fully equipped kitchen, 5 bedrooms and 5 bathrooms, a pantry, and a vaulted cellar, and features a wood pellet boiler that heats the radiators and provides hot water. New roof and sewer mains drains connection..

## 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

Nestled in the heart of the enchanting village of Ségur-le-Château—officially listed among France’s “Most Beautiful Villages”—this beautifully renovated character home seamlessly blends historic charm with modern comfort.

Entering through the original front door, you are welcomed into an elegant entrance hall that leads to a stunning 44m<sup>2</sup> double-aspect living and dining room. This impressive space features oak flooring, abundant natural light, and a striking fireplace incorporating authentic medieval stone from the nearby château, complete with a cosy wood-burning stove—perfect for year-round enjoyment.

The spacious 22m<sup>2</sup> kitchen retains its traditional charm with a large fireplace, tiled flooring, and fitted units. It also offers direct access to the terrace and private garden, ideal for outdoor dining and entertaining. A separate 15m<sup>2</sup> lounge, also with oak flooring, provides a retreat with lovely garden views.

The ground floor additionally benefits from a comfortable 15m<sup>2</sup> bedroom with its own en-suite shower room, offering flexibility for guests or single-level living.

Upstairs, a central landing with original wooden flooring leads to four bright and airy bedrooms (7m<sup>2</sup>, 7.5m<sup>2</sup>, 12m<sup>2</sup>, and 15m<sup>2</sup>). Each bedroom enjoys the convenience of its own en-suite shower room with WC and wash basin, making this property perfectly suited for a boutique guesthouse or family home. All rooms are double glazed and finished with practical laminate flooring.

From the main living area, steps lead down to a charming commercial space of 11m<sup>2</sup>, currently used as a shop, complete with its own WC and direct access to the main street—an excellent opportunity for...

## LOCAL TAXES

Taxe foncière: **420 EUR**

## NOTES