

A magnificent, light-filled architect-designed house with outbuildings set on 14-acres. Spectacular view.



## INFORMATION

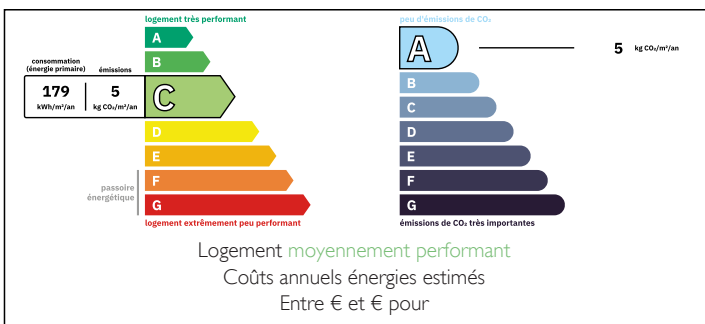
Town:	Neuvic
Department:	Corrèze
Bed:	5
Bath:	4
Floor:	215 m2
Plot Size:	60225 m2



## IN BRIEF

A rare find! An elegant single-storey residence with two high-end outbuildings. A 14-acres wooded estate with private access and exceptional panoramic views.

## 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

Access to this remarkable property is via a private tarmac road that crosses part of the wooded park. The main house is a contemporary, single-storey, architect-designed building with a 32cm timber frame and Red Cedar cladding. It has a 50m<sup>2</sup> carport.

The entrance hall leads to a 70m<sup>2</sup> living room/kitchen/lounge/study with multiple storage cupboards, large bay windows and access to the pergola and terrace.

On the same level is a large 15m<sup>2</sup> master bedroom with a 5m<sup>2</sup> dressing room and an 8m<sup>2</sup> bathroom.

Two other bedrooms (11m<sup>2</sup> and 11.5m<sup>2</sup>) with stunning views of the surroundings and access to the terrace. A 6.70m<sup>2</sup> bathroom. A 6m<sup>2</sup> laundry/utility room and a WC.

This property is equipped with fibre optic broadband, mechanical ventilation, double glazing with reinforced insulation and disabled access.

Heating: electric underfloor heating with terminal control and insert in the living room.

Sanitation system: septic tank maintained and serviced.

On the grounds, there are two other charming, fully equipped wooden-clad dwellings (20m<sup>2</sup> and 35m<sup>2</sup>) with a large bedroom, kitchen and bathroom. These two outbuildings, used as accommodation, have a private terrace with magnificent views.

On the grounds there is also another timber-framed building for use as an office or workshop (15m<sup>2</sup>), a garden shed, a container for storage and workshop use, and a large area for a vegetable garden.

This unique property is located a few kilometres from all amenities, 15 km from Egletons, 30 km from Ussel (hospital), 50 km from Tulle, 85 km from Aurillac (airport), 90 km from Brive-la-Gaillarde (airport) and 110...

## LOCAL TAXES

Taxe foncière:

1670 EUR

## NOTES