LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43554SAY19 Price: 214 950 EUR

agency fees to be paid by the seller

Beautifully Renovated 3/4-Bedroom Stone House with Garden, Oak Carport & Stone Outbuildings in Historic Hamlet

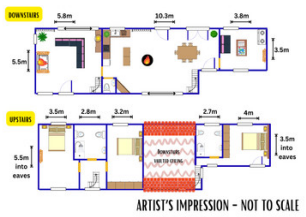
EXCLUSIVE















INFORMATION

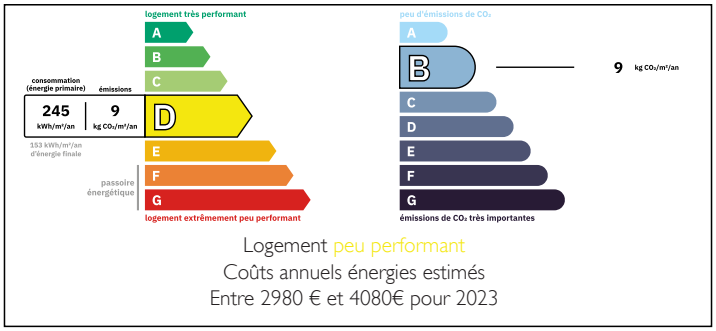
Town:	Vignols
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	153 m2
Plot Size:	1173 m2

IN BRIEF

Beautiful detached stone house with oak carport and outbuildings, set in the heart of a historic hamlet. Bright and spacious throughout, the property is ready to move into and offers the option to purchase all the furniture. It features a welcoming 32m² living room and a generous 67m² kitchen/diner, both with log-burning stoves, as well as double glazing, some with electric shutters. The master suite benefits from its own private staircase.

Outside, a large rear terrace with multiple patio doors, an electric awning, and a driveway for several vehicles enhance the lifestyle on offer. Former piggeries with water and electricity are currently used as a workshop and wood store, while a small orchard, cellar, and oak-beamed carport complete the property. The roofs were renewed in 2011 and the fosse septic was installed in 2021.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2980 € et 4080€ pour 2023

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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LOCAL TAXES

Taxe foncière:	**1624 EUR**
Taxe habitation:	**1079 EUR**

NOTES

DESCRIPTION

This beautifully renovated detached stone house combines traditional charm with modern comfort, set in the heart of a historic hamlet. Light, airy and full of character, the property offers spacious and flexible living areas, is ready to move into, and there is the option to purchase all the furniture if desired.

Ground Floor:

The front door opens into a spacious living room (32m²), featuring patio doors with electric shutters leading to the rear terrace, a charming inglenook fireplace with a wood-burning stove, solid wood flooring and exposed beams.

From here, stairs lead to a landing serving bedrooms 2 and 3 and a shower room.

From the living room, a door leads to a small corridor with a door to the WC with sink and opens onto the kitchen / dining room (67m²), which is flooded with light through patio doors to both the front and rear. A central log burner provides warmth, and the kitchen is equipped with a large larder, a range of eye and base units, central island, induction hob, electric oven, sink and electric radiator.

From the dining area, stairs lead to the master suite, and a door leads to the snug / 4th bedroom (14m²). This cosy double-aspect room features double-glazed windows and a charming feature forge fireplace (not tested), a nod to the property's historic use as a forge.

First Floor:

Stairs from the dining room lead to a landing with doors to the master bedroom (17m²), with built-in wardrobes, storage above, reversible ceiling fan, and...