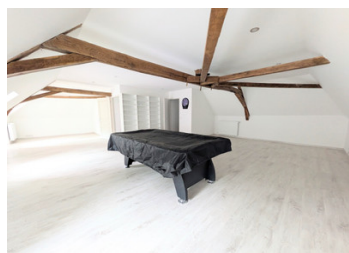


Beautifully Renovated Energy-Efficient Home with Barn and 6,112m of Land in Saint-Julien-le-Vendômois



INFORMATION

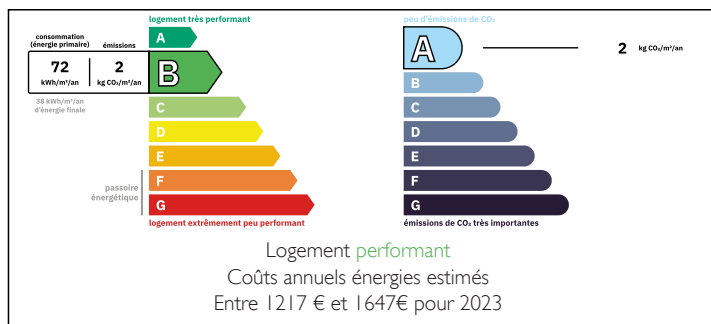
Town:	Saint-Julien-le-Vendômois
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	6112 m2



IN BRIEF

Set on a generous 6,112m² plot on the edge of a peaceful village, this beautifully renovated property combines spacious modern living with excellent energy efficiency. Offering flexible accommodation, a barn with solar panels, and lovely countryside views, it is an ideal family home ready to enjoy from day one.

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

Located on the outskirts of the charming village of Saint-Julien-le-Vendômois, this attractive detached property has been extensively renovated to create a comfortable and energy-efficient home with generous living spaces and a peaceful rural setting.

The front door opens directly into the heart of the home: a superb 64m² open-plan living, dining and kitchen area. This bright and welcoming space features tiled flooring, clean contemporary décor and ample room for both family living and entertaining. The modern corner kitchen is fitted with a central island incorporating a sink, together with an electric oven, electric hob and extractor fan. The generous proportions of the room allow plenty of space for both dining and relaxation areas.

Also on the ground floor is a separate WC and a spacious master bedroom with an en-suite shower room featuring a double hand basin, walk-in Italian shower and heated towel rail.

A striking modern metal staircase leads to the first floor, where a large room has been created within the attic space. Retaining its exposed timber roof beams, this versatile area is currently used as a games room but offers excellent potential to create additional bedrooms and a bathroom if required, subject to any necessary permissions. This level also includes a second bedroom and a separate WC.

The lower ground floor provides further accommodation with a large additional bedroom, a generous family bathroom with hand basin and walk-in shower, a separate WC, plus useful storage and cellar space.

The property benefits from double glazing throughout, a...

LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES