LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44430JHC19 Price: 654 990 EUR

agency fees included: 5 % TTC to be paid by the buyer (625 000 EUR without fees)

Exceptional barn conversion with beautiful kitchen-15Ha double-glazing-underfloor heating-2bed guest house!

EXCLUSIVE







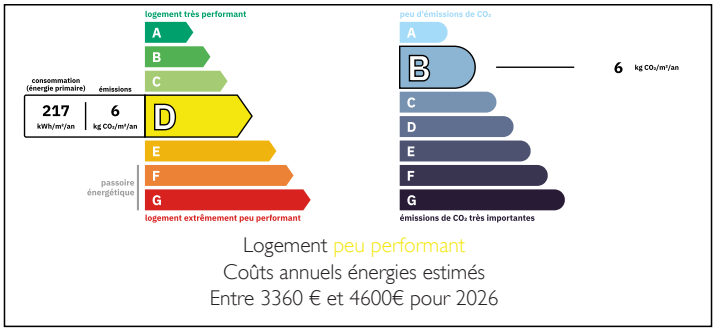








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3360 € et 4600€ pour 2026

INFORMATION

Town:	Saint-Hilaire-les-Courbes
Department:	Corrèze
Bed:	4
Bath:	5
Floor:	390 m2
Plot Size:	155630 m2

IN BRIEF

Impressive barn conversion comprising main entrance into the large double-height living room. Stairs to mezzanine master bedroom with shower, wash basin, toilet. Double bedroom, office space, second bathroom (shower over bath, wash basin, toilet). Interior access to the self-contained gîte: open plan kitchen/living room, access to terrace, ground floor bedroom, bathroom (shower, wash basin, toilet), stairs up to the mezzanine with bedroom, also having shower, wash basin, and toilet. Separate access to outside.

Stairs to lower ground floor. Spacious open plan kitchen/dining/lounge with Rayburn range cooker (wood), kitchen island with sink, oven and hob. Doors to garden, patio, pergola. Utility room: linen cupboard, shower room with toilet. Workshop, log storage and boiler room providing underfloor heating for 2 floors. Solar panels for all domestic hot water. Doors to exterior. Outside: storage under terrace, garage, well, vegetable garden, sheds,...

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44430JHC19 Price: 654 990 EUR

agency fees included: 5 % TTC to be paid by the buyer (625 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**1200 EUR**

NOTES

DESCRIPTION

This architect designed, recently converted granite barn offers spacious, comfortable and flexible accommodation. Retaining the traditional character of the region, yet light and airy, the barn has been sympathetically and thoughtfully converted. Built into a slope it has access to the exterior on both levels. The ground floor with its main entrance to the house also has the main entrance to an independent adjoining apartment, currently used as a gite. The lower ground floor is accessed internally via stairs and additionally, externally around the side of the house.

The main entrance opens to a large double-height living room, with a vaulted ceiling and exposed beams, highlighting its original characteristics. The stone walls are apparent on the south side, the ancient oak 'A' frame carpentry displayed against the white walls and ceilings. Rural views to north and south extend to the forests and hills beyond.

Leading from the living room, along the hallway, there is a large double bedroom, with a family bathroom opposite. This has a bath incorporating a shower, toilet and sink and a useful storage cupboard. An office space is situated next to the bathroom.

The interior access to the apartment is situated at the far end of the hallway.

Above, the light and airy mezzanine master bedroom has a dressing area leading to a bathroom with shower, wash basin and toilet.

The triple aspect independent apartment/gite, has an open plan kitchen, with integrated appliances, and ample space for eating and...