

Village house with 10 bedrooms, 9 bathrooms, 2 lounges, 2 kitchens, 1 dining room, 2 terraces, garage, gardens



## INFORMATION

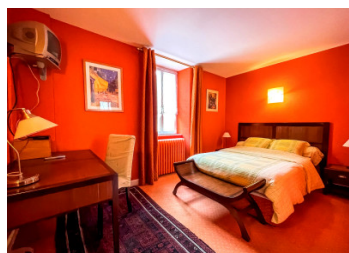
|             |         |
|-------------|---------|
| Town:       | Corrèze |
| Department: | Corrèze |
| Bed:        | 10      |
| Bath:       | 9       |
| Floor:      | 400 m2  |
| Plot Size:  | 1026 m2 |

## IN BRIEF

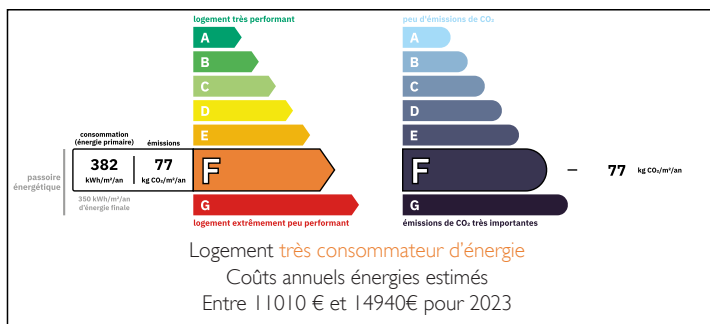
This impressive character property offers a rare opportunity to acquire a spacious stone home in a picturesque village setting, ideal as a large family residence, holiday retreat, boutique B&B or gîte business.

Rich in original features and authentic charm, the house combines generous living space with flexibility and income potential. The property can be purchased fully furnished (excluding the independent apartment), allowing for a smooth and immediate transition.

The accommodation includes 10 bedrooms and 9 shower rooms, making it perfectly suited for hosting guests or extended family. Two welcoming reception rooms and a separate dining room provide ample space for entertaining, while the property benefits from two kitchens, including a professional kitchen, ideal for catering, events, or

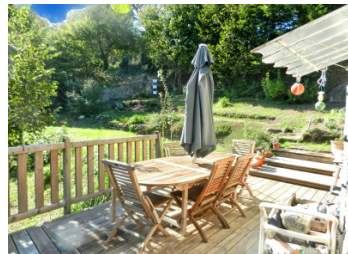
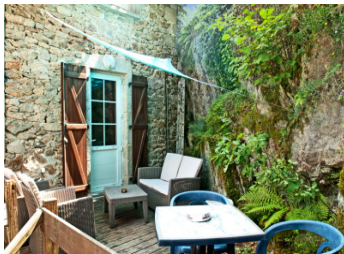


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: 1501 EUR

## NOTES

## DESCRIPTION

Elegant Village Residence with Guest Accommodation and Independent Apartment

Upon entering the property, you are welcomed into a spacious 18 m<sup>2</sup> entrance hall, where a magnificent spiral oak staircase forms the architectural centrepiece and sets the tone for the character and scale found throughout the home.

From the hallway, doors lead to the main living spaces:

The 40 m<sup>2</sup> lounge is a warm and inviting room featuring a wood-burning stove, a charming bar area and abundant character — an ideal space for entertaining guests or relaxing with family.

The 21 m<sup>2</sup> dining room showcases beautiful parquet flooring and an impressive traditional cantou fireplace with wood burner, creating a wonderful setting for memorable dinners. It connects directly to the kitchen for practical day-to-day living.

The 19 m<sup>2</sup> professional kitchen is fully equipped for hospitality or large family gatherings and includes an oven, range cooker, extractor, dishwasher, two sinks, two refrigerators and extensive work surfaces. A garage leads off the kitchen and houses the oil boiler and tank which supply heating to the upper floors. From this level, there is direct access to the terrace and gardens, perfect for indoor-outdoor living.

### First Floor – Guest Accommodation

The elegant spiral staircase leads to the first floor, where you will find five comfortable bedrooms, each with its own en-suite shower room, WVC and wash basin. Room sizes range from 10.5 m<sup>2</sup> to 19 m<sup>2</sup>, and all benefit from double glazing, making them ideal for guest or family accommodation.

### Second Floor – Additional Bedrooms

The second floor offers...