LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45323PRD19 Price: 346 900 EUR

agency fees included: 5 % TTC to be paid by the buyer (330 000 EUR without fees)

Impeccable build quality and fittings. 4 suites, large plot, well, outbuilding, in a quiet location







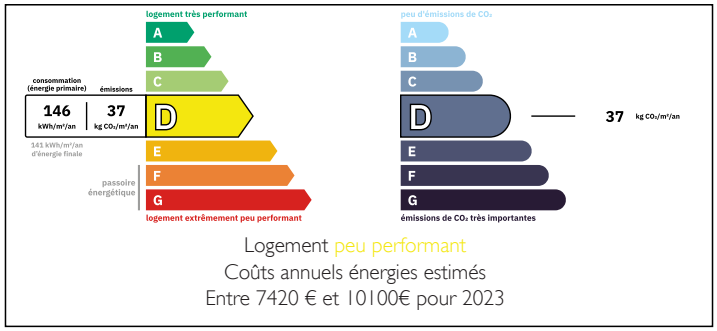








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 7420 € et 10100€ pour 2023

INFORMATION

Town:	Saint-Privat
Department:	Corrèze
Bed:	4
Bath:	4
Floor:	286 m2
Plot Size:	5322 m2

IN BRIEF

Set in a charming character village in the Corrèze region, this beautifully maintained property comprises a substantial, solidly built main residence, fully equipped and offering comfortable single-level living, as well as a separate outbuilding in need of renovation.

The home sits on generous grounds featuring a private well, terrace, parking area, and a large basement that offers excellent and straightforward conversion potential.

The build quality and fittings are impeccable, featuring double glazing, fibre-optic broadband and two fully fitted kitchens, amongst other things.

Well-presented and highly practical, this property is located in a peaceful environment just 9 km from all amenities, offering both tranquillity and convenience in an exceptional natural and historic setting.

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:	**1574 EUR**

NOTES

DESCRIPTION

Located in a peaceful setting, this solid and highly practical residence dates back to 1905 and is topped with a traditional slate roof. The property has been meticulously maintained and benefits from modern comforts throughout, including double glazing, mains drainage, fibre-optic internet, solid wood flooring, and gas central heating with one boiler per floor.

Ground floor
The ground floor offers approximately 40m² of entrance and reception space, featuring a large entrance hallway (10m x 2m) leading to a bright 25m² living room with fireplace and 3m ceiling height, as well as a 27m² fitted kitchen.

Also on this level, there are two en-suite bedroom suites:
-The first master suite includes a 24m² bedroom with fireplace, a bathroom with WC (6m²), and a large dressing room (5m²).
-The second suite offers an 18m² bedroom with fireplace, a shower room with WC (5m²), and a dressing room (3.5m²).

First floor
The first floor offers a generous 125m² of living space, arranged around a superb open-plan living area combining lounge, dining room, and kitchen (70m²), with built-in storage and a WC.

This space is divided into:
-Lounge area: 26.5m²
-Kitchen area: 29.1m²
-Dining area: 15m²

Also on this level is the third suite, comprising an 18m² bedroom, a bathroom with WC (6m²), and a dressing room (3m²).
The fourth suite includes a 16.4m² bedroom, a shower room with WC (7.5m²), and a dressing room (5m²).

A 56m² of convertible attic space, offers excellent