LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45484PRD19 Price: 431 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (410 000 EUR without fees)

Two characterful houses with a barn and outbuilding on 32 acres. Swimming pool, terraces, magnificent views!

EXCLUSIVE















INFORMATION

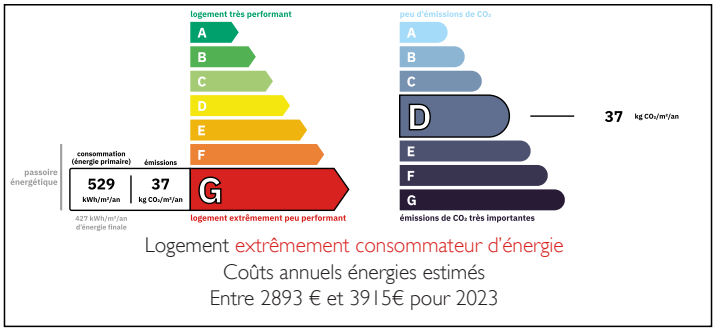
Town:	Saint-Privat
Department:	Corrèze
Bed:	4
Bath:	3
Floor:	199 m2
Plot Size:	132015 m2

IN BRIEF

Absolute tranquillity in this little corner of paradise between Argentat-sur-Dordogne and Saint-Privat. Set in the middle of 32 acres (a mix of woods and pasture suitable for grazing), this remarkable and unique property comprises two residential houses in need of refurbishment – one of which is currently used as a holiday cottage – an annexe requiring renovation, and a barn. The view, which features the ruins of the Tours de Merle, is extraordinary!

There are numerous relaxation areas on the grounds, featuring terraces, a large swimming pool (12x6m), a well, a vegetable garden, an orchard, a greenhouse and the start of several walking trails.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2893 € et 3915€ 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: **1799 EUR**

NOTES

DESCRIPTION

The main house features a terrace with exceptional views and, on the ground floor: a 33m² living room with a beautiful stone fireplace and hearth, and a spacious 20m² kitchen with access to 2 terraces. On the first floor, there are two large, characterful bedrooms (19m² and 13m² under the Carrez law).
In the basement, there is a bathroom with a bath and shower and a cellar/utility room.
This characterful property, with a slate roof and fibre-optic broadband, is heated by a wood-burning stove.
Sewage system: a septic tank meeting current standards.
The house has single-glazed windows.

The second house also features a terrace and an equally exceptional view.
On the ground floor: a large 34m² living-dining-kitchen area with a beautiful stone fireplace and bread oven, and a 5m² shower room with separate toilet.
On the first floor, two distinctive bedrooms measuring 11m² and 9m² (Carrez law).
Sewage system: standard-compliant septic tank.
This second house is fitted with single glazing on the ground floor, and double glazing on the first floor, and is heated primarily by a wood-burning stove.

Building No. 3, requiring renovation:
A house with a fibre-cement roof, comprising on the ground floor: a 30m² living room, a 13m² kitchen, a bathroom and a shower room.
Sewage system: a septic tank meeting current standards.
The house has single-glazed windows.
On the first floor, there is a large 50m² room currently used as a games room.

The stone barn comprises two levels, each measuring 115m². This barn is currently used for storage and as a workshop.
The natural and...