LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45611PEV19 Price: 339 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (322 000 EUR without fees)

5 bedroom house with pool, close to a lake and potential for separate apartment.















INFORMATION

Town:	Saint-Pardoux-Corbier
Department:	Corrèze
Bed:	5
Bath:	2
Floor:	181 m2
Plot Size:	5480 m2

IN BRIEF

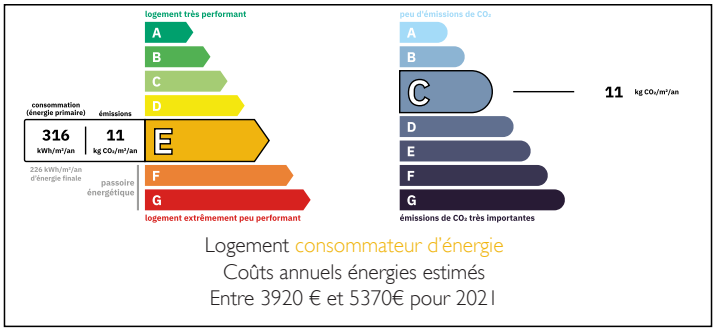
A kitchen at ground floor, a living room ground floor, a cloakroom, a master bedroom + dressing room + bathroom which are all ground floor.

At the first floor 4 more bedrooms and a bathroom. On the 2nd floor an attic which is not furnished.

Outside are a terrace in front of the living room, a terrace for dining, a swimming pool, a shed, 3 carports and a greenhouse.

The house is set on a perfectly kept lawn and garden

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3920 € et 5370€ pour 2021

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:	**1213 EUR**
Taxe habitation:	**873 EUR**

NOTES

DESCRIPTION

Set in the charming village of Saint-Pardoux-Corbier directly opposite a picturesque fishing lake, this impressive detached five-bedroom home offers generous living space, extensive grounds and a very good quality of life in one of southwest France's most sought after rural settings.

Designed for comfortable family living and entertaining, the property features a newly fitted spacious kitchen, large utility room, an elegant lounge, ground-floor bedroom suite with dressing room, bathroom with a shower and jacuzzi bath and a downstairs cloakroom.
The first floor currently provides 4 bedrooms and a bathroom. The largest bedroom could easily be reconfigured to create a kitchen/diner/living area, making it possible to have a self-contained first floor apartment with separate access. This could be ideal for extended family or as a holiday or long term let. A quantity of kitchen equipment and appliances are included in the sale, therefore reducing the cost of creating the additional kitchen

Outside, the property continues to impress with a large swimming pool, a substantial outdoor dining terrace, seating eight and a three-car carport, all set within beautifully spacious grounds offering privacy and tranquillity.

Just a five minute walk away is the village's Michelin rated restaurant, along with a traditional bar/tabac and an artisan bakery offering sourdough bread, croissants and pastries.

The renowned equestrian town of Arnac-Pompadour, home to France's National Stud, race meetings and dressage events is approximately 15 minutes away, while supermarkets in Lubersac are 4 kms away. A doctor and dentist are in Lubersac (3-4 km) and...