LEGGETT
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Ref: A46567HAT19 Price: 119 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (109 175 EUR without fees)

Charming detached house with 3 bedrooms, 2 bathrooms and a spacious garden of 830 m

EXCLUSIVE







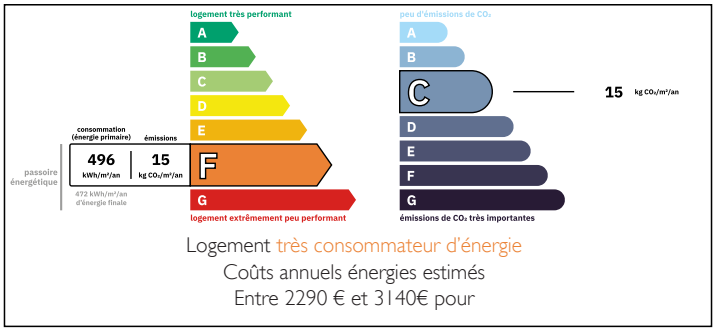








ENERGY - DPE



Logement très consommateur d'énergie
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Entre 2290 € et 3140€ pour

INFORMATION

Town:	Bonnefond
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	830 m2

IN BRIEF

Charming house in the heart of the countryside – Plateau de Millevaches

Do you dream of peace and quiet, space and the French outdoor lifestyle? This charming detached house is situated in a quiet hamlet, right in the heart of the beautiful Millevaches Regional Nature Park. An ideal spot for nature lovers and those who enjoy the good life!

The property has six rooms, including three bedrooms and two bathrooms. The cosy living room, with its powerful wood-burning stove, forms the heart of the house. There is also a fully fitted kitchen and a light-filled dining room, both overlooking the garden. Upstairs, the spacious master bedroom features an en-suite bathroom, a walk-in wardrobe and stunning views of the surrounding countryside. The roof was completely replaced eight years ago.

The spacious garden, covering over 800 m², borders directly onto the property...

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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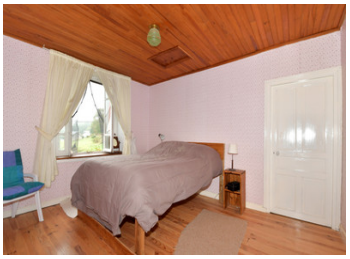
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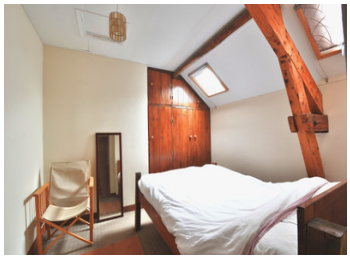
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LOCAL TAXES

Taxe foncière:	**243 EUR**
Taxe habitation:	**2 EUR**

NOTES

DESCRIPTION

Charming detached house in the heart of the Millevaches countryside

Do you dream of peace and quiet, space and the great outdoors? Discover this charming detached house, tucked away in a quiet hamlet within the beautiful Millevaches Regional Nature Park. A wonderful spot for anyone who wants to enjoy nature, long walks, cycle rides and moments of relaxation in their own garden.

The property has six rooms, including three bedrooms and two bathrooms. Furthermore, the roof was completely replaced eight years ago.

A warm and cosy home

Upon entering, you are welcomed into the cosy living room of approximately 25 m², where the powerful 11.5 kW wood-burning stove provides pleasant warmth and a cosy atmosphere on cold days.

Adjacent to this is the fitted kitchen, measuring approximately 13 m², with a lovely view of the garden. The separate dining room, also approximately 13 m², offers plenty of space to enjoy meals together and spend long evenings with family and friends, whilst taking in the green views.

In the hall, there are two practical storage areas and the staircase leading to the upper floor

Comfortable living with a view

The upper floor comprises three bedrooms and two bathrooms. The master bedroom is a lovely place to unwind, with an en-suite bathroom and a walk-in wardrobe. The large window offers a stunning view of the surrounding countryside — a lovely way to start the day!

The other two bedrooms feature Velux skylights and offer plenty of possibilities, for example as guest rooms, a hobby room...