LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46945AMC19 Price: 375 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (355 500 EUR without fees)

# Countryside Home in a private location with Furnished Gîte, Matured Gardens, Barns and 3.8 Ha near Lubersac















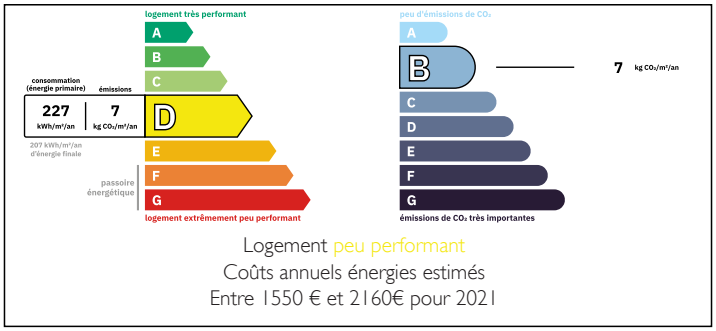
## INFORMATION

| | |
|---|---|
| Town: | Lubersac |
| Department: | Corrèze |
| Bed: | 6 |
| Bath: | 3 |
| Floor: | 141 m2 |
| Plot Size: | 38400 m2 |

## IN BRIEF

Set at the end of a private lane with no passing traffic, this charming countryside property offers peace, privacy and beautiful views, together with a characterful main house, independent furnished gîte and an impressive range of outbuildings. Set within approximately 3.8 hectares of mature gardens, pasture and woodland, the property offers a wonderful rural lifestyle with space for animals, gardening, hobbies or simply enjoying the tranquility of the setting.

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1550 € et 2160€ 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:** | **1760 EUR** |

## NOTES

## DESCRIPTION

Tucked away at the end of a private lane with no passing traffic, this wonderful countryside property enjoys an exceptionally peaceful and secluded setting, surrounded by its own land and with beautiful views across the surrounding countryside towards Lubersac in the distance.

The property combines a characterful main house with an independent furnished gîte, a substantial attached barn, further barns and hangars, and approximately 3.8 hectares of land. With mature gardens, pasture, woodland, a vegetable garden and chicken run, it offers an attractive combination of home, lifestyle and potential.

The main house is full of traditional character, with exposed beams, wooden and tiled floors and fireplaces, while benefiting from double glazing throughout.

The house opens into a bright and welcoming dining room of approximately 26.2m². This charming room has tiled flooring, exposed beams and an attractive fireplace incorporating an old bread oven, together with a wood-burning stove.

To one side is the spacious living room, measuring approximately 25.7m². With its wooden floor and exposed beams, this is a particularly inviting room, centred around a wood burner set into the chimney. Patio doors open directly onto a wooden terrace overlooking the rear garden and the surrounding countryside — an ideal spot to sit and enjoy the peaceful setting.

On the other side of the dining room is the first bedroom, currently used as an office, measuring approximately 19m² and featuring wooden flooring.

At the rear of the dining room is the kitchen, approximately 13.8m², fitted with wooden units and a wooden...