LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46992LAK19 Price: 235 400 EUR

agency fees included: 7 % TTC to be paid by the buyer (220 000 EUR without fees)

Charming 2-Bedroom Home with Pool & Breathtaking Valley Views in Ayen















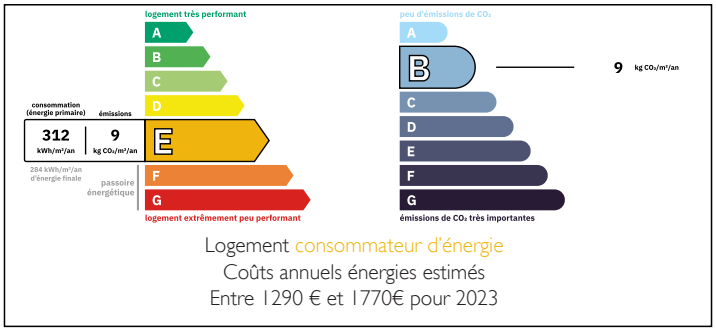
INFORMATION

Town:	Ayen
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	104 m2
Plot Size:	1808 m2

IN BRIEF

Set in the beautiful village of Ayen, this charming 2-bedroom home enjoys exceptional views across the surrounding valley. With a large terrace, swimming pool and generous living space and a versatile basement with potential to create additional accommodation, this property offers a wonderful opportunity as a permanent home, holiday retreat or investment.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1290 € et 1770€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46992LAK19 Price: 235 400 EUR

agency fees included: 7 % TTC to be paid by the buyer (220 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**787 EUR**

NOTES

DESCRIPTION

Discover this charming 2-bedroom house in Ayen, ideally positioned to enjoy spectacular views across the surrounding countryside and valley.

The property is arranged over three levels and offers a combination of comfortable living space, useful outbuildings and excellent potential for further development.

On the lower level, there is a summer kitchen, garage, utility room and workshop/atelier. This level also offers exciting potential: subject to the necessary permissions and works, the existing space could potentially be converted to create additional habitable accommodation, making it possible to significantly increase the property's living area.

The main floor comprises a welcoming living area, a separate kitchen and a WC.

Upstairs, there are two bedrooms, a bathroom and an office with useful storage space.

Outside, the property really comes into its own. The large terrace provides a wonderful setting for outdoor dining and entertaining, with a swimming pool where you can relax while taking in the stunning views across the valley.

Whether you're looking for a family home, a peaceful countryside retreat, a holiday home or a property with potential to develop further, this house offers a fantastic combination of location, views, outdoor living and flexibility.

Ayen is a particularly attractive setting for those looking to enjoy the beauty and tranquillity of the Dordogne/Correze countryside while remaining within easy reach of local amenities.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr