

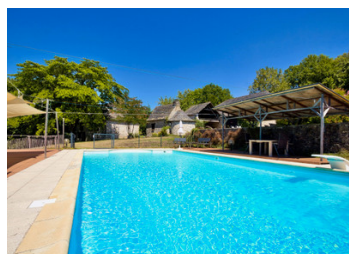
Renovated gorgeous 3 bed stone built property with heated pool, outbuildings in stunning bucolic setting

EXCLUSIVE



INFORMATION

Town:	Orgnac-sur-Vézère
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	13148 m2

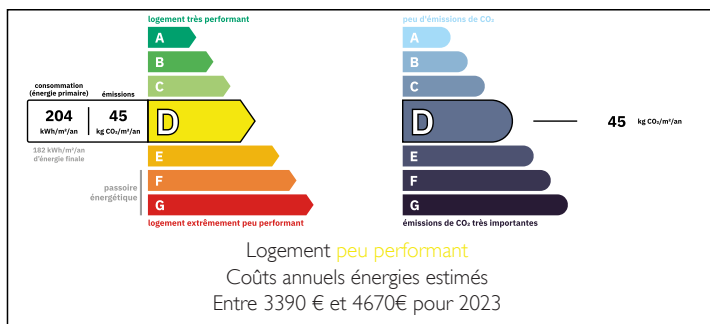


IN BRIEF

Located at the far end of a quiet country lane and yet close enough to all amenities this remarkable south facing property will suit someone seeking a peaceful refuge from the pressures of modern city life or a secluded and private holiday place to spend quality time with family and friends. The main stone built house has been tastefully renovated with a spacious and bright scandinavian type lounge, with a fully fitted modern quality kitchen , a toilet, separate boiler room,a cellar, upstairs three bedrooms with two modern bathrooms and a toilet.

The property also offers a large spacious barn (used as a workshop) a carport as well as a breadoven surrounded by approx 3 acres of woodland and meadows including an established chestnut plantation and a fruit...

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1645 EUR

NOTES

DESCRIPTION

MAIN HOUSE:

Ground floor:

Bright and spacious sitting room (44 m²), with beamed ceiling and an impressive open fireplace with wood burner.

Modern fitted kitchen (Falcon cooking hob) open onto dining area (23 m²) ,french doors to the outside terrace with BBQ area.

Utility room

Toilet

Cellar.

Intermediate floor:

Landing

Master bedroom (22 m²) with an ensuite bathroom (shower and washbasin).

bathroom (shower, washbasin and toilet)and the Upstairs

Bedroom 2

Bedroom 3

Storage room

Gas fired central heating 5 Wiessman gas boiler)

Double glazing

Airconditioning in all 3 bedrooms

OUTBUILDINGS:

Bread oven with electricity and water, with connection to the septic tank

Carport (Abri couvert)

Large Double height Barn in good condition used as workshop/storage by current owners with electricity supply

Heated swimming pool 14x7m (salt water) max depth 2m40

Electric s/pool cover for security and convenience

Poolside cabin

Decked sun terrace with total privacy for users

Separate filtration/pump closed area

Large plot of 14,071 m² comprising various areas: meadow, woodland (chestnut trees), orchard (apples, pears, cherries, figs, etc.) and vegetable garden with a well for irrigation

Fully Compliant recent septic tank (2021) – 3,000 litres