LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47692JHC19 Price: 474 000 EUR

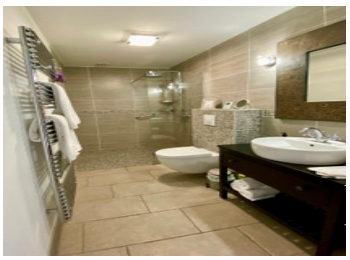
agency fees to be paid by the seller

Wonderful barn conversion as high-end gîte with attached farm house: a total of 4bed/3bath. In short: Wow!















INFORMATION

Town:	Gourdon-Murat
Department:	Corrèze
Bed:	4
Bath:	3
Floor:	198 m2
Plot Size:	3221 m2

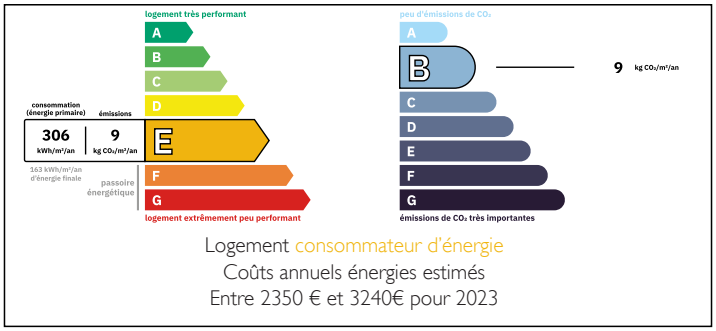
IN BRIEF

This property offers two for one: A beautiful barn conversion with a cathedral-like living room and open plan kitchen and french doors to the terrace, a double bedroom, a wheelchair-adapted bathroom (shower and toilet) and laundry room. This whole floor is made to be wheelchair-accessible. Upstairs, in the mezzanine you will find office space on the landing, a double bedroom and a bathroom with a nice bathtub, a wash basin and a toilet.

The separate but adjacent house comprises a private entrance into the living area with open plan kitchen and traditional "cantou" (inglenook fire place) with a log burner. A toilet completes this floor.

Upstairs you will find a large landing which could be used as office space. There are two double bedrooms and a spacious bathroom with a tub, a shower a wash basin and a toilet. The...

ENERGY - DPE



Logement consommateur d'énergie
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Entre 2350 € et 3240€ 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.

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LOCAL TAXES

Taxe foncière:	**1489 EUR**

NOTES

DESCRIPTION

This beautiful stone farmhouse was renovated in 2018 and has become a high-end property.
The barn has undergone a sweeping transformation, and is now offering a lovely spacious living room with double height. The double-glazed and windows provide plenty of natural light and the French doors provide access to the west-facing terrace. The open-plan kitchen is equipped with all modern comfort. You will also find a bedroom and bathroom (shower, washbasin and toilet) on the ground floor, all designed to be wheelchair accessible. The wood-burning stove adds to the ambience, but you'll be comfortable enough with the underfloor heating and modern electric radiators.
Upstairs is the landing, which can be used as a study, a second bedroom and the second bathroom with bath, washbasin and toilet.
The barn is currently used as a top-of-the-range 4-star gîte/holiday rental, and is very popular..
The adjoining house has its own entrance and has a lovely living room, open-plan kitchen and an impressive inglenook fireplace surrounding the wood-burning stove. Of course there is a toilet on the ground floor.
The beautiful wooden stairs lead up to the landing, which is large enough for a small study. There are two bedrooms too and a spacious bathroom, with a bathtub, a shower, a toilet and a washbasin.
On the next floor is the insulated attic, which offers you the possibility of even more living space.
The whole property has got exposed beams and on some walls you will see the natural stone, creating an all-over...