LEGGETT
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Ref: A47814SHJ19 Price: 530 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (500 000 EUR without fees)

Stunning, characterful, period property in the heart of the medieval town of Meymac







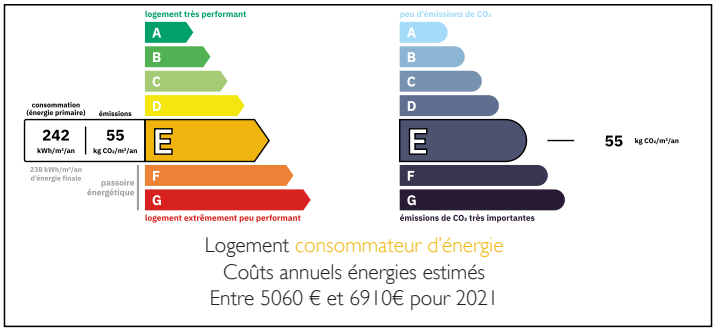








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5060 € et 6910€ pour 2021

INFORMATION

Town:	Meymac
Department:	Corrèze
Bed:	7
Bath:	3
Floor:	300 m2
Plot Size:	5618 m2

IN BRIEF

Set in the heart of medieval Meymac, this magnificent property combines historic charm, character and timeless elegance with spacious, versatile accommodation.

Behind wrought-iron gates, the main house offers four bedrooms, two en-suites, a generous lounge, superb kitchen-diner, balconies and a lift. A second property provides three further bedrooms, additional living space and a mezzanine, ideal for guests or extended family.

Outside, a large courtyard, barn, workshop, stable, garages and outbuildings complement the 4,123 m² garden with mature trees and a pond. Two terraces provide lovely spaces to relax, while ample parking includes an electric vehicle charging point.

A rare opportunity to own a substantial property in Meymac, proudly listed among France's "Most

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:	**2387 EUR**

NOTES

DESCRIPTION

Set in the heart of the medieval town of Meymac, this magnificent property combines historic charm, character and timeless elegance, with spacious and versatile accommodation arranged over several levels.

Behind a wrought-iron gate, two separate entrances provide access to the house, both leading to a light-filled entrance hall.

THE MAIN HOUSE

Ground Floor:
The spacious lounge (39 m²) features beautiful parquet flooring and an impressive fireplace with wood-burning stove, while windows at both ends provide plenty of natural light.

The generous kitchen-dining room (41 m²) is equally bright, with three windows and a stylish contemporary fitted kitchen with breakfast table, plus ample space for dining and entertaining. A rear porch and separate WC complete this level.

First Floor:
A beautiful staircase leads to the 15.2 m² landing, with double doors at either end opening onto balconies – lovely private spaces to enjoy the sunshine.
Bedroom one (19.6 m²) has an en-suite shower room (11.2 m²), while bedroom two (19.7 m²) has its own en-suite (8.6 m²). A separate dressing room (10 m²) and office/additional room (10 m²) provide further flexibility.

Second Floor:
The second landing (6.8 m²) leads to bedroom three (10.8 m²) and bedroom four (11 m²), together with a separate shower room (9.8 m²), independent WC and small attic space.

Lower Ground Floor:
Accessed from the front via electric roller shutters, a