LEGGETT
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Ref: A47935SAY19 Price: 89 900 EUR

agency fees to be paid by the seller

RENOVATION PROJECT - Handsome Character Home with Exciting Potential Near Arnac-Pompadour in The Correze



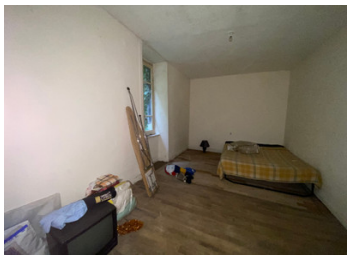












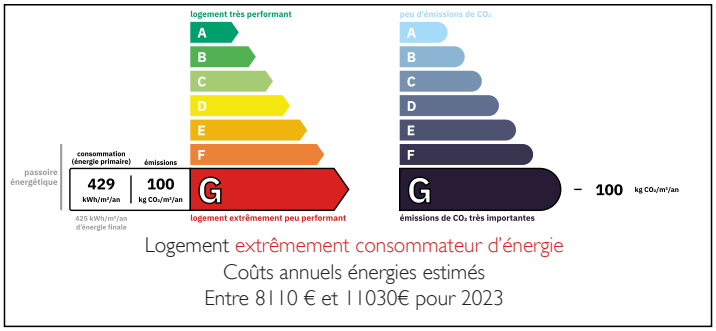
INFORMATION

Town:	Beyssac
Department:	Corrèze
Bed:	7
Bath:	2
Floor:	187 m2
Plot Size:	1795 m2

IN BRIEF

A handsome double-fronted character property in Beyssac, offering an exciting complete renovation project with plenty of potential. Create a spacious seven-bedroom family home, or a four-bedroom house with a separate three-bedroom apartment. With generous reception rooms, a large garage and a cave, the property could also make an interesting chambre d'hôtes project. Set along a quiet country lane in a tiny hamlet of just two properties, it is only 10 minutes from Arnac-Pompadour, the famous City of Horses.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 8110 € et 11030€ 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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NOTES

DESCRIPTION

This handsome double-fronted character house in Beyssac offers generous room sizes, a flexible layout and plenty of scope to create a home to suit your needs, whether that is a large family home, a property with independent accommodation or a potential chambre d'hôtes.

Requiring complete renovation, this is certainly a project for someone with vision, but the potential is exciting. With a grand entrance hall, spacious reception rooms and the possibility of creating separate accommodation, there are several options to explore.

Approached via stone steps, the front door opens into an impressive hallway of approximately 7 metres in length. To one side is a spacious 22m² living room, while the other opens into a generous 27m² kitchen-diner, offering plenty of room to create welcoming spaces for family life and entertaining.

The staircase leads to the first floor, where there are four bedrooms measuring approximately 15m², 11m², 9m² and 14m², together with a large bathroom and a separate WC.

Beyond this area, the property offers a particularly interesting opportunity. A further section of the house has the potential to become independent accommodation, with its own private entrance from the rear. This area comprises a 17m² kitchen-living room, three further bedrooms, a shower room and a separate WC.

Depending on your plans, you could create a substantial seven-bedroom family home, or retain the four-bedroom main house and develop a separate three-bedroom apartment for family, guests or potential rental income. There may also be scope to rethink the layout, perhaps sacrificing one...