

House to renovate with 2 outbuildings in an exceptional natural setting.



INFORMATION

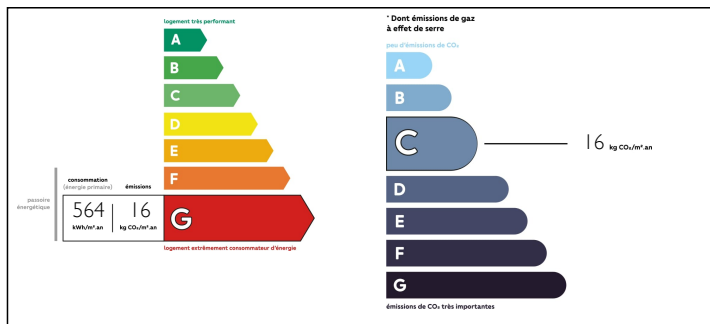
Town:	Bar
Department:	Corrèze
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	3272 m2

IN BRIEF

Between Tulle and Egletons, in a quiet hamlet, property comprising a house to renovate with 2 solid outbuildings, large plot of land and stunning views.

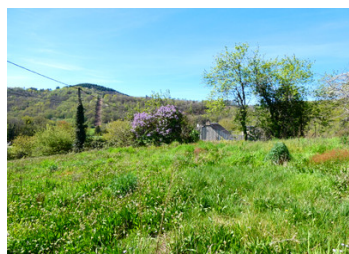


ENERGY - DPE



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: 453 EUR

NOTES

DESCRIPTION

On the ground floor of the house (slate roof): a dining room (32m²) with open fireplace, a living room (24m²) and a large kitchen.

Below, a cellar. On the first floor, a beautiful corridor leads to 4 bedrooms (11m²) and a bathroom (6m²). Below, a vast attic (floor area: 70m²).

There is the possibility of creating an independent, self-contained flat in the house.

The only heating system currently in place is an open fireplace in the dining room. The sewage system is a septic tank (in good condition).

On the land, a solid barn on 2 levels with a floor surface area of 180 m²: on the ground floor, 1 level formerly used as a stable (on a concrete slab) and on the first floor, a vast room used as a garage and/or workshop.

There is also an old slate-roofed pigsty in the grounds.

The large plot boasts a remarkable view of the surrounding mountains and is located right next to the River Corrèze. There are 3 peach trees in particular.

Property situated 12 km from Tulle, 40 km from Brive (airport), close to the Monédières massif and the Plateau de Millevaches. The natural and historic surroundings are remarkable.

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