

UNDER OFFER TO PURCHASE - Magnificent, peaceful house with garages set in 12,710m of wooded grounds.

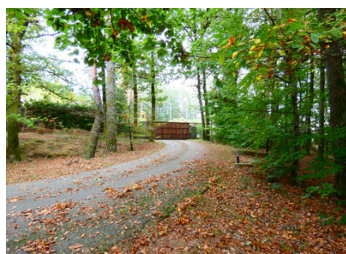


INFORMATION

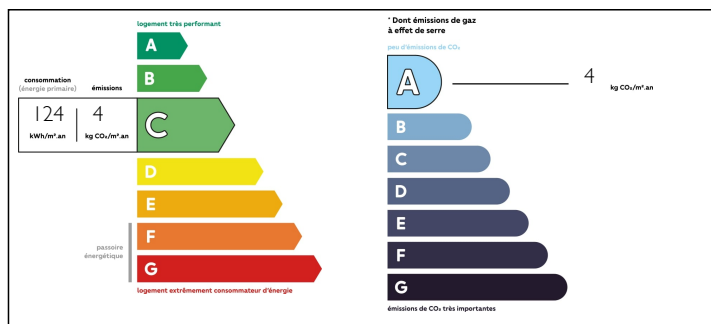
Town:	Égletons
Department:	Corrèze
Bed:	6
Bath:	3
Floor:	285 m2
Plot Size:	12710 m2

IN BRIEF

10 km from Egletons, this house surrounded by its grounds of 12,710m² offers a dominant view, quality installations, magnificent volumes and calm.



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.



DESCRIPTION

On the ground floor of the main house (built in 1987), a large entrance hall and a corridor lead you to the very spacious living room (with refrigerated bar and skylight) as well as to two bright verandas with a dominant view of the surrounding nature (forest, meadow) and access to the large terrace. Also two kitchens, two bedrooms, a bathroom (with bathtub) and a toilet. You can also access the cellar.

On the first floor there are 4 bedrooms, two bathrooms (one with a sauna) and a study. The largest of the bedrooms has a large terrace, with a panoramic view of the surrounding nature.

The large cellar is organised with 2 garages for 3 vehicles and several rooms used as kitchen, storage or workshop. Also a toilet.

The house is perfectly heated with an industrial heat pump that supplies the radiators, underfloor heating and a reversible air conditioning system.

Three smoke detectors are installed as well as a remote surveillance system (5 cameras) and motion detectors at the openings. The main house has a Spanish tile roof.

The outbuilding in the park can accommodate 3 vehicles in its garages and a large workshop. It also has a fenced-in chicken run.

The grounds consist partly of a meadow, a forest and a perfect place for a (large) vegetable garden. You have access to this property through an electric gate with an intercom and video (which can be viewed remotely).

The remote surveillance system is provided by VERISURE.

This unique property is...

LOCAL TAXES

Taxe foncière: 893 EUR

NOTES