

Charming renovated character house with 6-7 rooms on a plot of 1.6 hectares with a beautiful view.

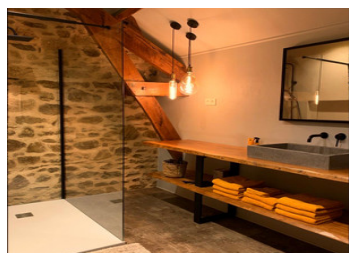


INFORMATION

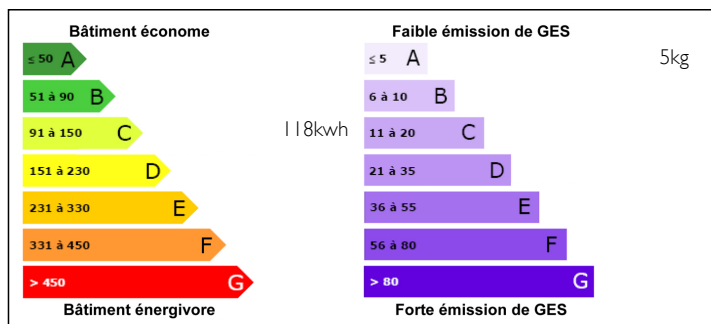
Town:	Saint-Ybard
Department:	Corrèze
Bed:	6
Bath:	3
Floor:	230 m2
Plot Size:	16228 m2

IN BRIEF

Tastefully renovated house comprising on the ground floor - kitchen, living room open to library, office, 2 bedrooms, bathroom, toilet, utility room, laundry-boiler room and on the first floor (currently used as a gîte with independent entrance) ; large covered terrace from where you can enjoy beautiful views, a kitchen, 4-5 bedrooms, 2 shower rooms and a separate toilet. In addition 2 cellars (one accessible from inside the house, garage and outbuilding on 2 floors, above ground swimming pool with wooden terrace around. More pictures are available on request ! Drainage: Septic tank (isn't up to standards) Taxe foncière : 952 € Central heating : heat pump + wood burners

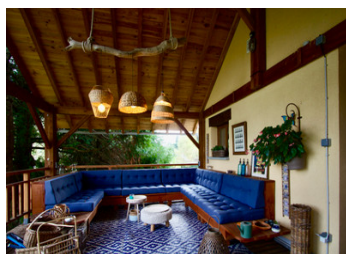
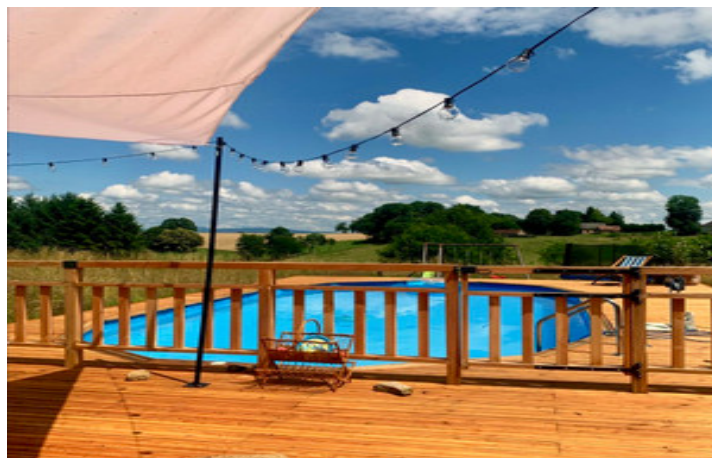


ENERGY - DPE



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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: 952 EUR

NOTES

DESCRIPTION

HOUSE:

Entrance directly into kitchen (4,5x5,4 m)

From the kitchen you have access to :

- * a cosy living room (4,30x5,40) open to a library (2,60x 5,40) and an office (2x4,20m) on the back side

- * A hallway giving access to 2 bedrooms (4x3,20m and 4x 2,90m)

Bathroom, separate toilet and utility room + boiler-laundry room and door giving access to one of the cellars. Bathroom with double washbasin, shower and bath

First floor :

Through the covered terrace (4,50 x 6m) you enter a hall (0,90 x 11m) that gives access to the kitchen, 3 bedrooms and another room that can be used either as an office or as a room, a toilet and 2 bathrooms (with shower). At the end of the hall is a door that brings you to a space where you have the loft ladder to the attic and which gives access to the 2 other bedrooms and an internal staircase to the ground floor.

If you want to use these 2 bedroom on the first floor for yourself you can lock this door and have access by the internal staircase.

OUTBUILDINGS:

Garage (separate) 4x5,40m

Outbuilding on 2 floors with attached the wooden terrace of the (above the ground swimming pool).

There is a heat pump to heat the swimming pool.

The ground floor is divided in 2 parts. Actual used as a (second) garage and a workshop.

Possibilities to convert the first floor

Drainage: Septic tank

Taxe foncière : 952 €

Central heating : pompe à chaleur (heat...