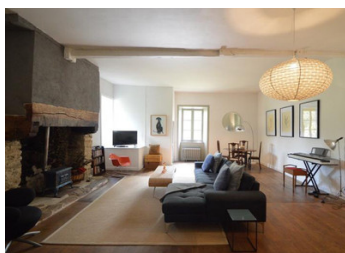


SOLD!!!! Magnificent medieval riverside house in one of the most famous historic villages on the Auvézère



INFORMATION

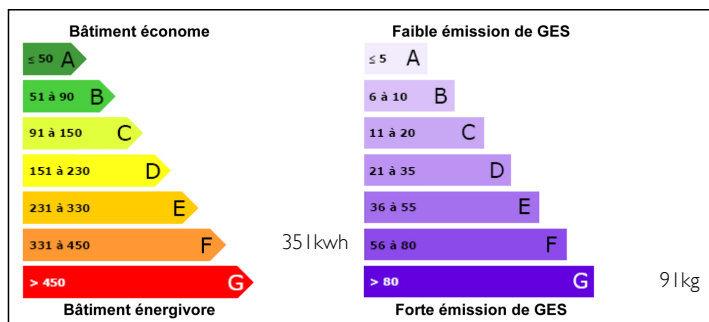
Town:	Ségur-le-Château
Department:	Corrèze
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	750 m2



IN BRIEF

A very rare house of incredible antiquity and festooned with period characteristics has a small courtyard, stone terraces and a lawn down to the Auvézère river. The property stands among equally ancient houses and a medieval castle above and behind. Interiorly, there is a large kitchen and with a door through to a huge sitting room overlooking the river. Two of the bedrooms have their own terraces both with river views and there are vaulted cellars below. There is a large loft area that has yet to be exploited and therefore a great project for the next owner.

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: 996 EUR

NOTES

DESCRIPTION

Kitchen with large fireplace and exposed beams 38,3 m²

Sitting room with fireplace and windows facing the river, wooden flooring 54,4 m²

Steps going down to 1st bedroom below the sitting room which has a terrace overlooking the river 31,4 m²

Ensuite bathroom with shower w/c and washbasin 4 m²

2nd Bedroom with terrace overlooking a small courtyard and river, old floorboards, exposed beams 28 m²

Ensuite closet with stone features below ancient staircase with w/c and washbasin 3 m²

Ancient stone staircases with landings to 3rd L shaped bedroom with a large period fireplace and floorboards 16 m²

Bathroom ensuite to 3rd and 4th Bedrooms with bath, washbasin and w/c 9 m²

4th Bedroom with period flooring 12 m²

Attic impressive roof structure 42. 3 m²

Two interconnecting ancient vaulted cellars 16,2 m² and 10 m² respectively

Airports Limoges and Brive approx. 1 hour by car

Local supermarket 13 minutes by car

Gare SNCF Amac Pompadour 12 minutes by car

Mains drainage

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