

UNDER OFFER! Beautifully presented 4 bedroom house with a successful gite and lovely garden.

EXCLUSIVE



INFORMATION

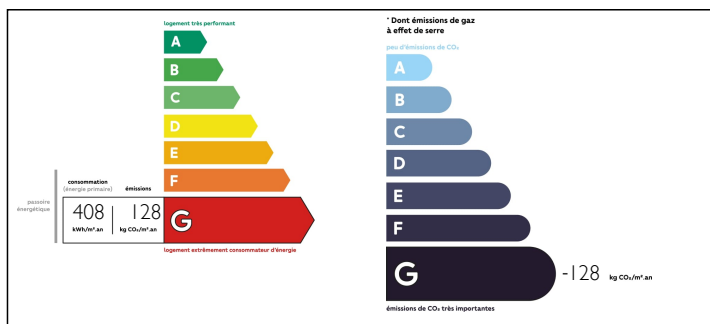
Town:	Benayes
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	95 m2
Plot Size:	538 m2

IN BRIEF

The charming house is nestled in the heart of a country village, offering an idyllic setting for those seeking a modern feel with traditional charm. Recently modernized, the house exudes a fresh and welcoming atmosphere. One of the notable features is the renovated gite, adding an extra layer of appeal to the property. The revamped gite presents a lucrative opportunity for the new owners, whether it's for accommodating guests, generating rental income, or hosting extended family. Whether you're looking for a permanent family residence or a holiday home that offers a tranquil escape, this recently modernized house with its renovated gite presents an attractive opportunity for those seeking a blend of comfort, style, and village charm.



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.



NOTES

DESCRIPTION

The main entrance door opens to a welcoming entrance hallway featuring traditional tiled flooring, setting the tone for the charming character of the house. The open-plan kitchen and living-dining area (23.4m²) create a spacious and inviting atmosphere, complemented by patio doors leading to the rear terrace. A pantry (2.8m²) and a convenient shower room (2.2m²) with a shower cubicle, hand basin, and WC are located off the kitchen.

Adjacent to the kitchen, there is a separate living room (8.9m²) with a wood burner, offering a cozy ambiance. Patio doors open to the rear terrace, where a beautiful built-in mahogany bookcase/desk enhances the room's aesthetics. An oak wooden staircase leads to the first floor, organized around a central corridor.

The first floor comprises four bedrooms, each adorned with wood flooring. Bedroom 1 (10m²), Bedroom 2 (13.2m²), Bedroom 3 (11m²), and Bedroom 4 (11m²), which has direct access to the bathroom. The spacious bathroom (7.7m²) features a walk-in shower, a roll-top bath, hand basin, and WC. It also includes a heated towel rail and wooden flooring. An additional WC is located on this floor.

The house is equipped with mains drainage and mains water, along with an oil-fired central heating system. Fibre optic internet is available, catering to modern connectivity needs. The first floor boasts new double-glazed windows with built-in fly screens. The property also features a large attic space with exposed beams, offering potential for conversion.

A garage plus utility area (29m²) provides practical space, and a terrace (22.5m²)...