

Beautiful private rural location for this farm house with barn and porcherie with 1.1 hectares of land.



INFORMATION

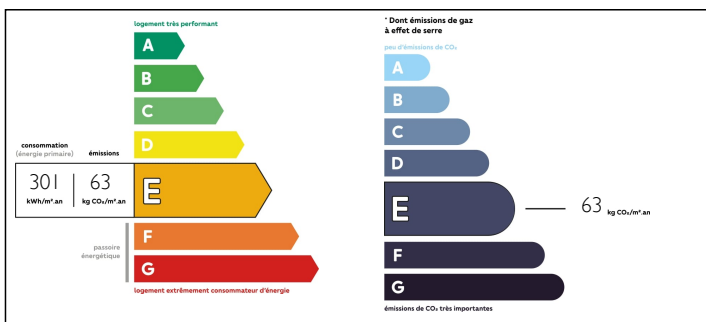
Town:	Saint-Julien-le-Vendômois
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	11548 m2

IN BRIEF

Countryside location with no close neighbours, this 2 bedroom cottage is ideal for those wanting to put their own stamp on a property by finishing of the works already started. Potential for a 3rd bedroom in the attic space. The porcherie would make a great gite and comes also with a barn of over 160m². Isolated but easily accessible to towns with all amenities.



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

The entrance leads to an open plan kitchen-dining area (43m²) with a chimney place and wood burning stove. Exposed beams and a door to the rear of the . The kitchen has red cupboards with black work surfaces.

Salon (22.8m²) with wood flooring, fireplace with wood burner and door to the front of the house.

Ground floor bedroom (10m²) Wood flooring.

First floor contains a bedroom (17m²) with plumbing in place for a bathroom. Wood flooring & exposed beams.

The attic space (33m²) is ideal for creating a further bedroom and bathroom.

The basement of the house, with stairs down from the kitchen, has a bathroom (7.3m²) with a bath, WC and hand basin. Tiled flooring.

There is a separate shower room in the utility room (12.4m²)

Cellar (22m²)

The porcherie (44m²) is ideal for a gite with an open plan living area and kitchen and a separate bedroom. There is already an old toilet in place.

Bread oven (21m²)

The barn (160m² in total) is divided into 4 sections. Ideal for storage or as a workshop.

Sitting on a plot of land of 1.15 hectares, with wood land and prairie and totally isolated with access via a lane. This property is ideal for those seeking the calm and tranquility of living in nature and with the potential to create a revenue.

For further information & photos please contact the agents.

Information about risks to which this property is exposed is available...

LOCAL TAXES

Taxe foncière: 500 EUR

NOTES