

Stunning 4bed/3bath barn conversion with self containing 1bed/1bath guesthouse and land in a calm setting



INFORMATION

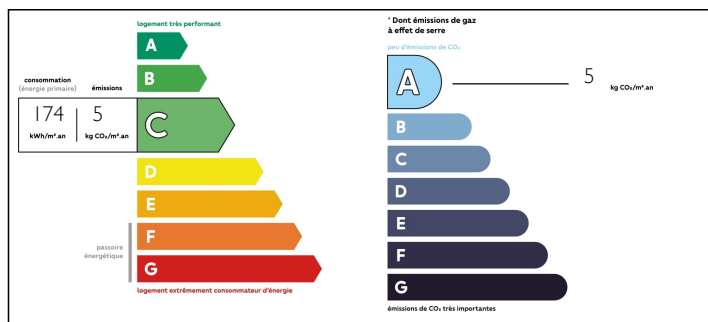
Town:	Saint-Hilaire-les-Courbes
Department:	Corrèze
Bed:	5
Bath:	4
Floor:	350 m2
Plot Size:	10266 m2

IN BRIEF

Large barn conversion re roofed and re pointed (2017), comprising on the ground floor: Entrance/hall with stairs up to the first floor and to the left: 1st bedroom (29M2) with walk in closet and ensuite, 2nd bedroom (25M2) also with walk-in closet and adjacent bathroom (21M2) with bath, shower, WC) and a workshop of (40M2) To the right of the hall: a room in use as a gym and a wine cellar with remote temperature regulation. First floor: To the left you will find a large sitting room (72M2) with balcony (16M2), an open plan kitchen (48M2) with dining area, a log burner and a balcony with steps to the garden, a master bedroom suite (43M2) with dressing room a bathroom en suite and separate toilet. To the right you will find the guesthouse with its private entrance and terrace, kitchen, sitting room, bedroom and bathroom. Outside attached to the house...



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: **633 EUR**

NOTES

DESCRIPTION

Large barn conversion re roofed and re pointed (2017), comprising on the ground floor: Entrance/hall with stairs up to the first floor and to the left: 1st bedroom (29M2) with walk in closet and ensuite, 2nd bedroom (25M2) also with walk-in closet and adjacent bathroom (21M2) with bath, shower, WC) and a workshop accessible from the outside (40M2) and to the right of the entrance hall: a room currently in use as a gym and a wine cellar with remote temperature regulation.

First floor: To the left you will find a large sitting room or lounge (72M2) with balcony (16M2), a large kitchen (48M2) with dining area, a log burner and a balcony with staircase to the garden, a master bedroom suite (43M2) with dressing room, separate toilet and bathroom en suite. To the right you will find the self-containing guesthouse with its private entrance and terrace, kitchen, sitting room, bedroom and bathroom. Double glazed throughout with a reversible heat pump with three independent units. Total costs for electricity (light, heating and warm water) is about 2400€/year

Outside attached to the house is a carport with a charge point for an EV and parking for three cars. The grounds consist of a large lawn, a rustic stone ruin (with planning permission), about 4000 square metres of forest and a pond, in all just over one hectare.

The village of Treignac offers the shops you need to start the French way of life: bakeries, butchers,...