

Renovated 3-bedroom stone-built farmhouse, annexe, large barn, swimming pool, and 7 hectares of land.

EXCLUSIVE



## INFORMATION

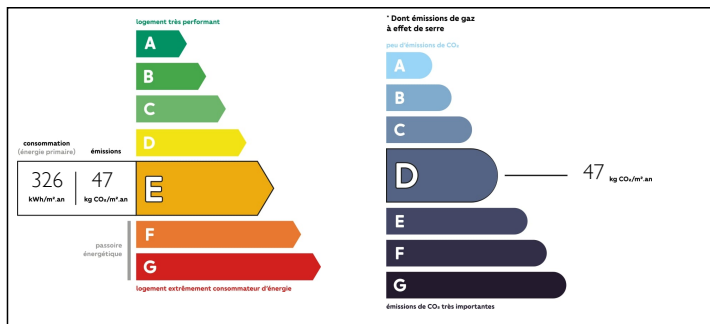
Town:	Neuvic
Department:	Corrèze
Bed:	4
Bath:	3
Floor:	157 m2
Plot Size:	69590 m2

## IN BRIEF

Spacious stone-built farmhouse completely renovated to a high quality, set in its own grounds of 7 hectares. Located at the end of a driveway this property offers peace and tranquility. There is a recently fully fitted modern kitchen, large living/dining room, 3 bedrooms and 2 bathrooms. There is a large barn, an annexe, and a swimming pool. Mature trees, a lawned area, and a couple of fields. The property can come fully furnished. This property is located only 1 km from Neuvic, a tourist resort with a 400-hectare leisure lake, two golf courses, a cinema, restaurants, bars, and a museum. Grocery shops, banks, post office, and Ussel a short distance away with many other amenities. The Corrèze is best known for its stunning wild landscapes and outdoor activities, both on land, on the water, and up in the sky. The department can lay claim to no fewer than five of Les Plus Beaux...

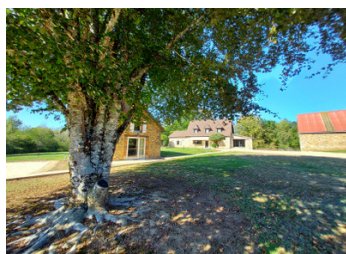


## ENERGY - DPE



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

This beautiful property set in its own grounds has been renovated to a high quality. Comprising of :

### MAIN HOUSE.

Ground floor :

fully fitted modern kitchen (21m<sup>2</sup>) complete with induction hob, 2 ovens, wine fridge, dishwasher, and patio doors leading to the terrace with an electric awning.

large open plan dining room/living area (57m<sup>2</sup>) light and spacious with original features and a wood-burning stove, access to the wine cellar underneath.

separate toilet, laundry, and boiler room

master bedroom (17m<sup>2</sup>) with en-suite bathroom, with stairs leading to the room above (12m<sup>2</sup>) which has fitted cupboards, currently used as a dressing room but could also be a nursery, yoga studio, study, etc.

First floor :

hallway with storage cupboards and an open-plan study/library area (8m<sup>2</sup>)

2 bedrooms (9m<sup>2</sup>, 10m<sup>2</sup>)

shower room (5m<sup>2</sup>)

As well as the wood burner there is gas central heating. The house is connected to fiber internet (350 Mb) which allows working from home. The property can come fully furnished, ideal to just drop that suitcase and start living the French dream.

### ANNEXE.

An old bakery fully furnished. On the ground floor, there is a fitted kitchen, plus a dining area and a bathroom. Upstairs a bedroom. In total approximately 20m<sup>2</sup> of habitable space.

### BARN.

The barn is large and on two levels, each 198m<sup>2</sup>.

## LOCAL TAXES

**Taxe foncière: 2059 EUR**

## NOTES