

Beautiful hilltop 5bed farm at the end of private drive: outbuildings-stables-2,5 Ha+solar panels = D label !



INFORMATION

Town:	Lubersac
Department:	Corrèze
Bed:	5
Bath:	3
Floor:	143 m2
Plot Size:	25071 m2



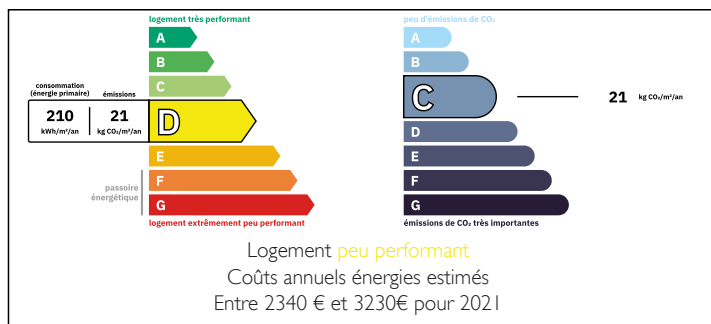
IN BRIEF

Farm with 5-bed house: entrance, open plan kitchen, dining/sitting room, utility room, two (bed)rooms, bathroom (shower) toilets, 'boiler' / 2nd utility room as boiler room. Cellar under the kitchen.

Upstairs: three bedrooms, built-in cupboards, bathroom.

Outside: three large barns, 2,5 hectares of meadow. Open hangar/garage with guesthouse-possibility. An arena, fenced and drained is situated behind it.

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 habitation: EUR

NOTES

DESCRIPTION

Here you have found a wonderful property with all the trimmings!

Over two-and-a-half hectares (about 6 and a half acres) of productive pasture, a 4/5 bed house with up to date and very efficient and recently installed solar panels, several outbuildings, a small chestnut wood and garden with a covered swimming pool. The house has 3 bedrooms on the first floor, 1 bathroom and a large landing with built-in cupboards/storage. Downstairs is an open plan sitting room with a large newly installed kitchen with island. There are 2 separate utility rooms and a separate living area for overnight rentals with a sitting room, a bedroom and a separate shower room.

This apartment has it's private entrance from an independent outside door, as well as separate parking.

There are equestrian facilities, which include: a fenced and drained arena, 4 stables, a large barn with 4 separate exits for individual yard areas, a tack room, storage area for hay and straw and enough grazing for up to 5/6 horses.

16 solar panels have recently been installed, which provide for the electricity consumption of the house. This ferme can be found at the top of its own private driveway, surrounded entirely by its own stone barns, creating a courtyard feeling.

Beyond the barns the garden, the fields envelope the property, making it private but conveniently placed for access to the local towns of Lubersac, Uzerche, Pompadour.

It is extremely well equipped for horses and/or livestock. Once a productive working farm it now...