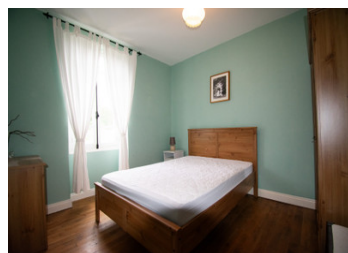
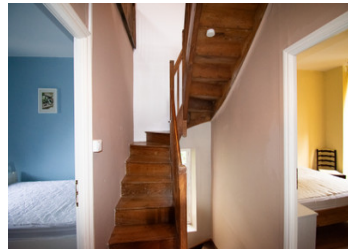


## 5-bedroom house in a quiet hamlet in the heart of the Millevaches plateau

EXCLUSIVE



## INFORMATION

Town:	Saint-Setiers
Department:	Corrèze
Bed:	5
Bath:	2
Floor:	134 m <sup>2</sup>
Plot Size:	483 m <sup>2</sup>

## IN BRIEF

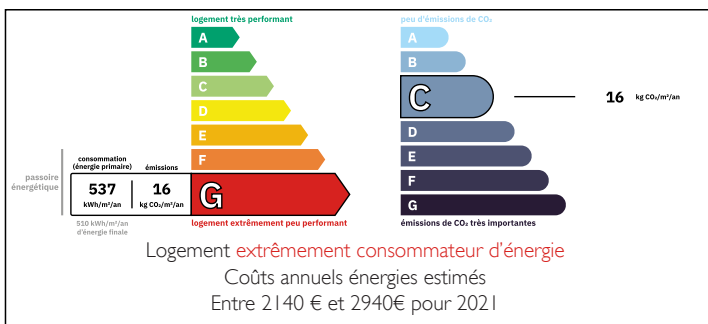
At the heart of the Limousin region and the Millevaches Regional Nature Park, Saint Setiers is a commune in the Corrèze département.

Nestling among vast woodlands and pastures with springs and streams, Saint Setiers has an average altitude of 830 metres. From certain vantage points you can see as far as Mont-Dore and the Cantal to the east, as well as the natural vastness of the plateau to the west.

This is an area for lovers of both nature and sport. Perfect for walking through the forests, taking in the amazing views, cycling, cross-country ski-ing in the winter, Tennis courts are in Saint Setiers and an amazing area for horse riding.

The nearest towns are:  
Sornac 8 Minutes  
Meymac: 20 minutes

## 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 ground floor consists of a kitchen/dining room, heated by a wood-burning stove. The floors have undergone renovations and are now tiled in the kitchen area while the seating area has laminated flooring. The 13m2 cellar is dry, and the ceiling has been revamped using block/beam construction.

The original oak stairs leading to the first floor have a spiral design. The first floor features one shower/WC room and four double bedrooms, all with oak floors that have been renovated. The second floor boasts a spacious bedroom with an en-suite bathroom and skylight windows, as well as windows in the gable end. The house has been rewired and re-plumbed for maximum functionality. Outside, the garden includes two outbuildings, one of which previously served as an old Forge and could potentially function as a garage or converted into a small Gite. The current proprietors have had a professional artisan install the fosse septic system.

A local convenience shop, bakery, tobacconist, bar/restaurant, and bank are located 5km away. For additional pictures and details, kindly get in touch with us.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 201 EUR**

**Taxe habitation: EUR**

## NOTES