

**VIDEO!** Lovingly renovated 6bed/3bath longère + 2bed house-source-garages-pool ±1Ha land. Excellent D label

**EXCLUSIVE**



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Salon-la-Tour |
| Department: | Corrèze       |
| Bed:        | 6             |
| Bath:       | 3             |
| Floor:      | 224.7 m2      |
| Plot Size:  | 10710 m2      |

## IN BRIEF

Beautiful property with great energy-label comprising on the ground floor:

Large open plan kitchen with massive fireplace and historic features, salon/sittingroom, 4 bedrooms from which one master bedroom with ensuite bathroom/toilet and two which share a bathroom/toilet. Attached barn, sous-sol.

First floor: landing, part of the attic to convert, 2 bedrooms, shower room/toilet.

Attached barn, vaulted cellar, sous-sol.

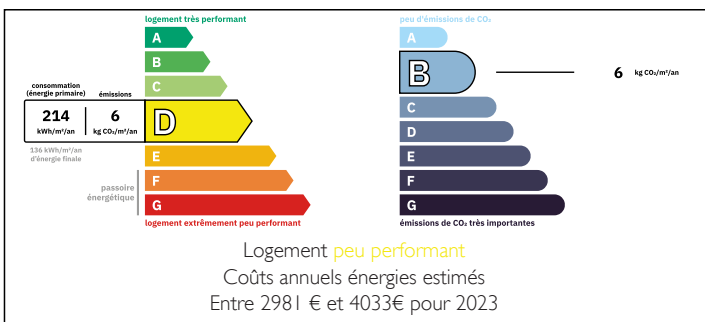
Guesthouse to finish with on the ground floor a kitchen/dining area with fireplace, sitting room/salon, shower and separate toilet.

First floor: insulated attic ready to divide into two double bedrooms.

Exterior: a stone hangar to stock fire wood, à Bread oven, a closed garage for 3 cars and garden tools, a salt water pool with easy to manage cover, a poolhouse and pump. There is a source and a source-fed natural pond, and slightly over 1Ha of

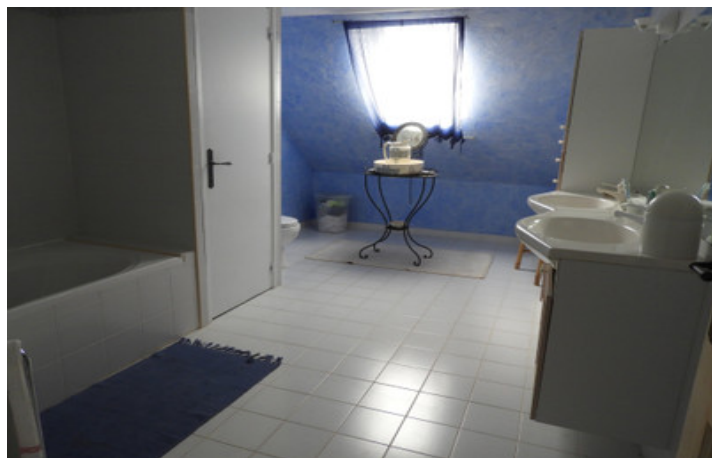


## ENERGY - DPE



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: 1000 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Here you have found an absolutely stunning property, beautifully and tastefully restored and recently updated with double glazing, an efficient heating system and an up to date septic tank. It offers a spacious family home, sitting in the middle of  $\pm$  1 hectare of garden, surrounded by mature trees without being entrapped.

The open plan kitchen/diner invites you to have long dinners with family and friends. It has access to the front of the house as well as to the terrace and garden at the back.

The kitchen is in the center of the house. To the right you will have a spacious and light sitting room with windows on two sides. The sitting room has got a chimney with log burner. This chimney works also as a flue for the large master bedroom, which is situated next to the sitting room. There is an insert-log burner here, as well as an ensuite bath room with a bath, double washbasins and toilet.

To the left of the kitchen you will find two/three more bedrooms (one with a fire place) and a shared bathroom (bath tub, shower and toilet). One of the bedrooms has got garden access.

Upstairs are two more bedrooms (although you have to go through one to get to the other) a shower with wash basin and a separate toilet. Part of the attic (which is insulated but not plaster-boarded) can be converted into two more bedrooms.

The gîte or guest house will...