

UNDER OFFER! Charming 5 bedroom countryside house with a blend modern comfort with rustic appeal



INFORMATION

Town:	Lubersac
Department:	Corrèze
Bed:	5
Bath:	2
Floor:	130 m2
Plot Size:	26975 m2

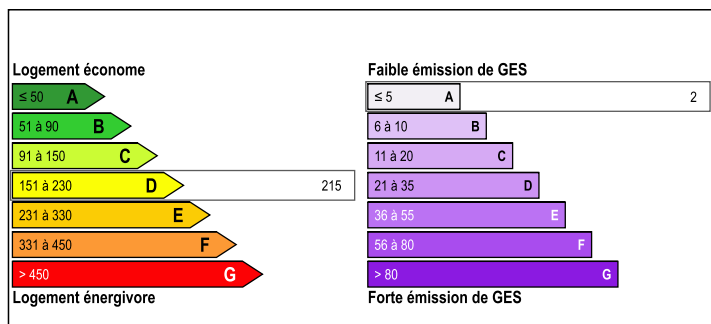
IN BRIEF

Perfect for those seeking a tranquil retreat, this charming countryside home offers a thoughtfully designed open-plan living, kitchen, and dining area, creating a spacious and inviting environment ideal for both everyday living and entertaining. The ground floor includes a cozy bedroom that opens onto a lovely terrace, along with a convenient bathroom. Upstairs, you'll find four additional bedrooms and another bathroom, providing ample space for family and guests. A wood burning Nordique hot tub comes with the property.

The property also features an adjoining barn, a workshop, and a piggery, making it well-suited for various hobbies or agricultural interests. With over 2.5 hectares of land and woodland, there's plenty of space to explore and enjoy the serene natural surroundings.



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

Living Space:

Open-plan living, kitchen, and dining area (approx. 40m²), recently renovated to merge modern comfort with rustic charm.

Wood-burning range for heating all the house.

Access to a rear terrace, creating a seamless indoor-outdoor living experience.

Downstairs:

Central hallway with built-in cupboard and utility area.

Downstairs shower room (5.5m²) with a shower cubicle, hand basin unit, heated towel rail, and WC.

Downstairs bedroom (16m²) featuring patio doors to a raised wooden terrace overlooking the front garden, a fireplace with a pellet burner, and a wooden floor. This room is versatile, suitable as an office, music room, or second living room.

First Floor:

Bedroom (11.5m²) with wooden floor and views over the front garden.

Master bedroom (17m²) with wooden floors and dual aspect windows, offering a bright and spacious feel.

Bathroom (4m²) with large shower cubicle, basin, WC, heated towel rail, wooden floor, Velux window, and exposed beams.

Bedroom (7.5m²) with Velux window, wooden floor, and exposed beams.

Bedroom (10m²) with Velux window, wooden floor, exposed beams, and wooden shelving unit.

Outdoor Space:

Wood burning Nordique hot tub.

Large, well-established gardens with fruit trees (cherry, peach, pear, nectarine) and nuts (hazelnuts, almond, walnuts).

A well located in the courtyard.