

OFFER ACCEPTED on this lovely 1-bed cottage with a large barn on 2 levels and a piggery+garden

EXCLUSIVE



## INFORMATION

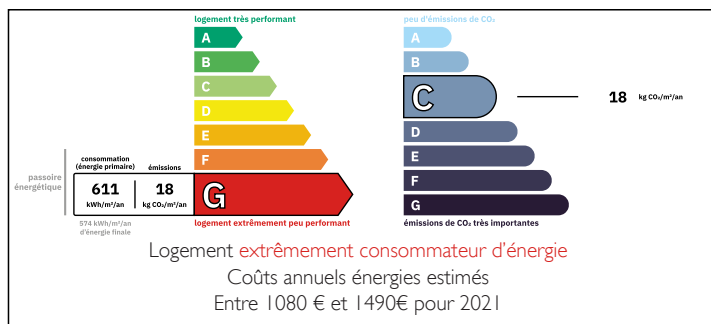
|             |         |
|-------------|---------|
| Town:       | Affieux |
| Department: | Corrèze |
| Bed:        | 1       |
| Bath:       | 1       |
| Floor:      | 53 m2   |
| Plot Size:  | 4012 m2 |

## IN BRIEF

One bedroom farmhouse comprising on the ground floor: open plan kitchen/diner and sitting room. Upstairs: bedroom, bathroom en suite, toilet. Large separate barn over two levels Renovated piggery



## 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

Cute as a button: This lovely farmhouse is situated at the end of a country lane in a little hamlet in the pretty Corrèze.

It comes with a good-sized 4000M2 garden and...a large barn which could be converted into a spacious family home.

The farmhouse could then become a guest house or a holiday home to let.

You'll be in the french countryside: 'au calme' as they say here.

The house has all you need for comfort, although basic: a kitchenette/diningroom/sittingroom with a very sufficient logburner, placed in the authentic fireplace.

Upstairs you will find a large room comprising a corner with an armchair to listen to music, a bathroom (shower) with toilet and washing machine and still enough room for double bed. You will have a door to go outside, into the garden by a staircase: from the bedroom you can walk straight into the garden!

The large barn offers a lot of storage space over two levels: it would make a great home and still leave room for parking, storage, workshop...The area is lovely too: Treignac with bakery, butcher, florist/deco-shop, supermarket, vet and the prettiest lake with sandy beaches is at  $\pm$  5 minutes by car.

The nearest train station is in Uzerche at  $\pm$  20 minutes. which connects you with Limoges (with airport: London Stansted&Gatwick, Leeds/Bradford, Nottingham, Manchester, Southampton and Bristol) and further North and Brive-la-Gaillarde (with airport) -Toulouse and further South. Paris can be 'done' in a day: leave at 08.00h, arrival at 12.15h, sightseeing up until...