

In the countryside, manor house to renovate, separate flat, outbuildings, garage, great potential



INFORMATION

Town:	Lamazière-Basse
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	165 m ²
Plot Size:	17747 m ²

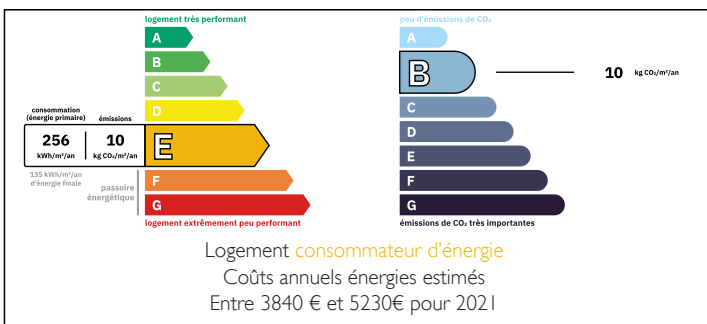


IN BRIEF

In the countryside, along the road connecting Lamazière-Basse to Egletons, a manor house, formerly known as 'Cottage Bellevue', in need of renovation with the possibility of creating a separate flat, large grounds and outbuildings. Recent roofing and wall insulation. Great potential and remarkable 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.



DESCRIPTION

On the ground floor, the hallway leads to the right to a 25 m² living room with fireplace and access to the kitchen and garden. To the left is an independent flat with another living room with inglenook fireplace (which could be used as a bedroom), a kitchen area and a bathroom with bath and toilet.

On the first floor, there are 4 bright bedrooms (2 large bedrooms of 21m² and 20m² and two bedrooms of 13.5m²) and a 6m² bathroom with bath.

Above, a vast 96m² attic suitable for conversion.

In the basement, a 35m² cellar with 2 rooms.

Heating system: electric.

Features: recent slate roof, double glazing, mains drainage, solid wood flooring, good wall insulation.

On the land, a barn used as a garage (56m²) with an upper floor, an old horse stable of 32m² with an upper floor, a shed of 20m² with an upper floor.

There is 11372m² of land of which 3670m² is untenanted but just across the road from the village.

Property situated 10km from Neuvic and its amenities, 15km from Egletons, 55km from Tulle, 85km from Brive-la-Gaillarde (airport),

Neuvic is 10km away with its 410 hectare lake, golf course and all amenities (grocery shop, bank, post office, vet, doctor, bakery, library, cinema, optician, pharmacy,...).

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

LOCAL TAXES

Taxe foncière: **674 EUR**

Taxe habitation: **EUR**

NOTES