



Ref: A35605PRD46

Price: 768 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (730 000 EUR without fees)

Remarkable: small manor house and renovated barn. Swimming pool, orchard, large grounds, exceptional view



INFORMATION

Town: Beaulieu-sur-Dordogne

Department: Corrèze

Bed:

Bath: 4

Floor: 298 m2

Plot Size: 11784 m²







IN BRIEF

A few kilometres from Beaulieu-sur-Dordogne, in a quiet hamlet of around ten houses, this rare property offers character and a unique quality of life. Features: dominant position, magnificent views, wooded grounds with large orchard, well and petanque area. It's up for grabs!

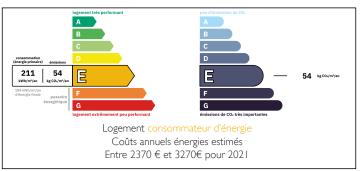








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière: 3681 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The 17th century manor house (130m² of living space) has a slate roof (redone in 1994) and is currently used as a gîte: on the ground floor, a 46m² living room with inglenook fireplace and souillarde, a small fitted kitchen, 2 bedrooms with fitted wardrobes (15m² and 11m² - loi Carrez) and a bathroom with toilet. On the first floor, 2 bedrooms (10 and 11m² - loi Carrez) and a 7m² bathroom with shower.

Two bedrooms have reversible air conditioning and all windows are double-glazed.

Garden level: 3 rooms used for storage, one of which houses an oil-fired boiler (with $3 \times 1000 \text{ l}$ tanks).

Sewage system: all-water septic tank.

Heating system: oil-fired boiler, open fireplace and 2 reversible air-conditioning units.

The tastefully renovated barn (168m² living area) has a slate roof (re-roofed in 2013) and is habitable on one level with a bright living room of 96m² (with magnificent inglenook fireplace, fitted kitchen, bay window with magnificent views, access to terrace (33m²) and swimming pool). On the same level are 2 bedrooms (12m² and 15.5m²) and a 10m² bathroom with bath, shower and wc.

The living room gives access to a large mezzanine of 30m^2 (Carrez law) with beautiful exposed beams used as a lounge and study.

On the garden level, several rooms used as a wine cellar (11m²), utility room (15m²), library (22m²), garage (entrance width: 2.35m), storage and workshop (35m² with a toilet and sink) and a toilet with shower; this level is very well insulated and...