

Enchanting 5-Bedroom Stone Village Home – Fully Furnished & Bursting with Character

EXCLUSIVE



INFORMATION

Town:	Eygurande
Department:	Corrèze
Bed:	5
Bath:	1
Floor:	208 m2
Plot Size:	1745 m2

IN BRIEF

Situated in the centre of the town of Eygurande, you will find this large family home, close to services including small Spar shop, bank, tabac, hairdressers, vets, doctors, school and pharmacy.

Ussel – 20 km

Meymac – 39 km

Skiing, Puy de Sancy (Le Mont Dore) 44 km

Puy-de-Dome – 65 km

Lyon Airport - 291 km

Bordeaux-311 km

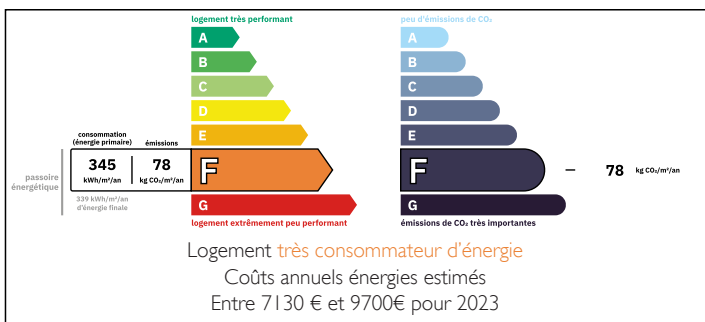
La Rochelle - 366 km

Paris-471 km

Access to A89 Motorway– to Bordeaux and Lyon



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

Ground Floor

Stepping through the front door, you are welcomed into a charming entrance hall, immediately creating a warm and characterful first impression.

To the left, the generous 24 m² dining room offers an inviting space for entertaining and family gatherings, while to the right is a spacious 27 m² sitting room, currently used as a comfortable home office/study. Both rooms showcase the property's wonderful original character, featuring floor-to-ceiling wood panelling and elegant exposed oak beams, creating a warm and timeless atmosphere.

At the end of the hallway, a practical fuel-oil boiler room is located to the left, while a 12 m² vaulted cellar to the right provides valuable additional storage.

A door at the end of the hallway opens directly onto the garden and garage area, providing convenient access to the outside.

The dining room leads through to a well-appointed fitted kitchen (9.5 m²), which benefits from its own side entrance. A door from the kitchen opens onto a covered porch, providing easy access to the garden and garage area and creating a practical connection between the kitchen and outdoor spaces.

Overall, this floor combines generous proportions, original architectural features and excellent indoor-outdoor flow, making it a particularly appealing home for those seeking character, space and practicality.

First Half Landing:

* Bedroom 1 (9.5 m²)

* WC

LOCAL TAXES

Taxe foncière: 1790 EUR

NOTES