

6 Bed detached property, stunning location, panoramic views, covered pool, outbuildings, and mature gardens.



INFORMATION

Town:	Aubazines
Department:	Corrèze
Bed:	6
Bath:	3
Floor:	215 m2
Plot Size:	2554 m2

IN BRIEF

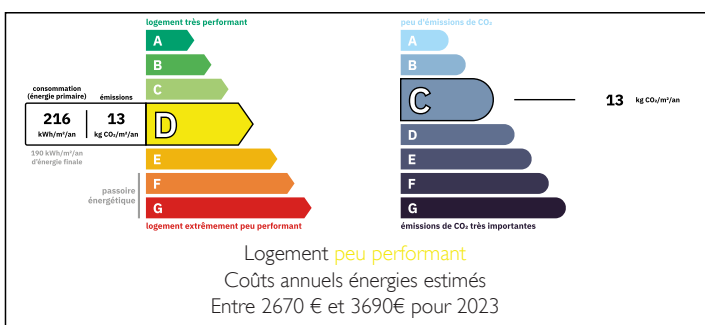
Character property dtd 1784 approx, bucolic landscaped gardens, idyllic views, quiet environment neighbours on access road only. The house has 3 reception rooms, 6 bedrooms 3 bathrooms on 3 floors, a covered 12x6m swimming pool (salt) with stone terrace surround. Property enjoys a south/south-west exposure.

Quality fittings with oak flooring, cast iron radiators, stone fireplace, beautiful oak staircase, Salernes ceramic tiles in the kitchen for example. The Solar panels present produce 4,95kw (2,95kw existing contract for resale worth 2000euros/annum approx). The basement houses the boiler room with both a gas boiler and a wood pellet boiler which can be used in turn to manage heating costs.

Nearby picturesque Aubazines with its 12th century Cistercian Abbey, shops and restaurants, numerous hiking trails and scenic walks ...



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 foncière: 1205 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

From the garden main entrance is through a restored oak door into a spacious and bright lounge/dining room 45m² with a stone fireplace with a wood burner, French doors leading to outside terrace

Reading/Tv room 22m²

Fitted and equipped kitchen 11m²

Guest WC.

Staircase to 1st floor with large corridor leading to

Bedroom 1 - 16m² with shower room

A study/ bedroom 2 - 10m²,

Bedroom 3 - with washbasin area 20m²

Separate toilets

Master bedroom 15m² with balcony, bathroom with bath

2nd floor

Reception /Games room 14m²

Two bedrooms 10m²,

Shower room with WC

Basement with cellar and boiler room.

Exterior

12x6 saltwater swimming pool with surrounding natural stone terrace part covered

Mature fenced garden with separate vegetable patch

Outbuildings including car port

Bread oven

Wood storage area

Small Farmworker's house 32m² with chimney + attic space (to renovate)

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