

Two authentic village houses retaining original features located in a charming French village .



INFORMATION

Town:	Saint-Martin-la-Méanne
Department:	Corrèze
Bed:	9
Bath:	4
Floor:	178 m2
Plot Size:	828 m2



IN BRIEF

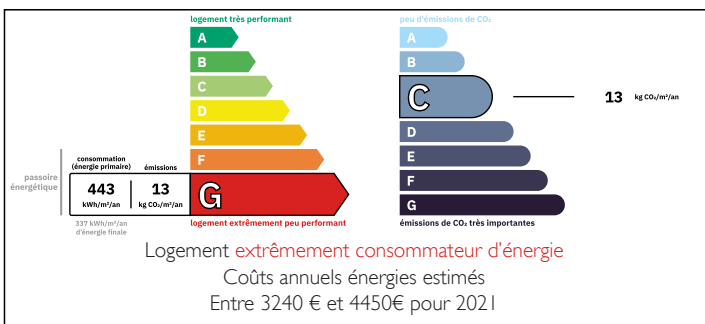
Formerly run as successful gîtes and a bed-and-breakfast, this charming property comprises two spacious semi-detached houses offering a total of 9 bedrooms and 4 bathrooms. The houses retain much of their original character and authentic charm, creating a warm and welcoming atmosphere.

many of the fixtures and fittings are of good quality and well maintained, and the plumbing and electrical systems have already been updated, providing a solid base for future owners.

With generous accommodation and flexible living space, the property offers excellent potential for a tourism business, multi-generational living, or a large family home with guest accommodation.

A rare opportunity to acquire a characterful property with significant potential at an attractive price, ideal for buyers seeking a lifestyle change or

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

House I – Main House

The first house offers generous living space arranged over three floors, combining character features with practical family accommodation.

Ground floor:

You enter into a spacious 35 m² living room with a cosy wood-burning stove, ideal for relaxing evenings. A charming 14 m² sitting room, also with a wood burner, provides a more intimate reception space, while an 11 m² study is perfect for home working. The large 30 m² country kitchen is well equipped and full of character, featuring two cookers – a traditional wood-burning range and a gas cooker – creating a warm and sociable heart of the home. From here there is direct access to the 25 m² garage with a 2.15 m wide door.

Half-level:

A convenient intermediate level includes a bathroom with bath and separate WC.

First floor:

Three comfortable bedrooms (12 m² and 22 m²), two of which benefit from their own en-suite bathrooms, providing privacy for guests or family.

Second floor:

Three further bedrooms (10 m², 11 m² and 12 m²) plus an additional 8 m² room with washbasin and access to the attic, offering flexible space for guests, hobbies or additional accommodation.

The house retains lovely solid wood parquet flooring, adding warmth and character throughout.

Technical features:

Heating via two wood-burning stoves plus three electric heaters

Mains drainage

LOCAL TAXES

Taxe foncière: **391 EUR**

Taxe habitation: **EUR**

NOTES