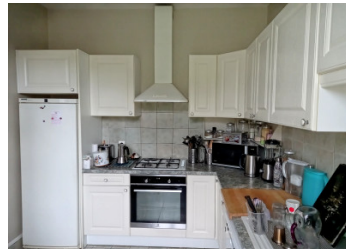


Country house 4/5 bedrooms, lounge, dining room, kitchen, 3 bathrooms 220m<sup>2</sup>, barn land 62135m<sup>2</sup>



## INFORMATION

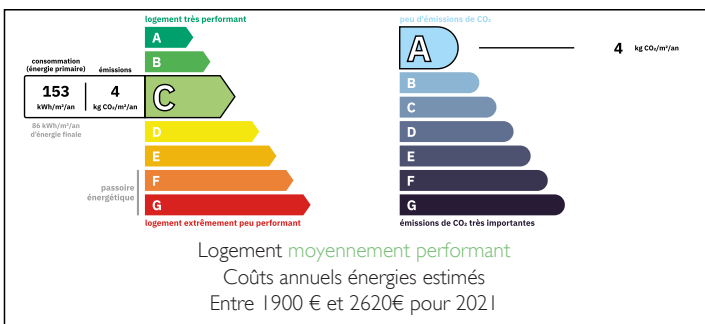
Town:	Lagraulière
Department:	Corrèze
Bed:	5
Bath:	3
Floor:	220 m <sup>2</sup>
Plot Size:	62135 m <sup>2</sup>



## IN BRIEF

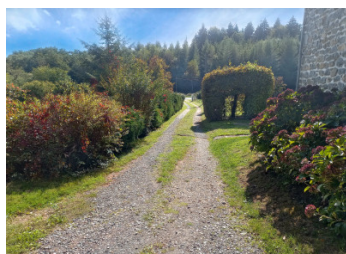
Fabulous country house of 220m<sup>2</sup> on two floors. Comprising on the ground floor of entrance hall, fitted kitchen, laundry with WC, dining room, lounge and office or bedroom. On the first floor four bedrooms, family bathroom, two further bathrooms with separate wash basin and toilet and shared shower. Cave and grenier with land suitable for animals approximately 3 hectares of field and three of wood.

## 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 arriving at the property you arrive by the long driveway which leads to the house and parking area. On entering the property you arrive into the entrance hall with tiled floor, leading off is the fitted kitchen 12m<sup>2</sup> with tiled floor and PVC double glazed window with electric oven and gas hob, plumbing for a dishwasher.

There is a separate laundry 4.5m<sup>2</sup> leading off the entrance hall with WC.

The staircase leads to two bedrooms 13m<sup>2</sup> and 15.5m<sup>2</sup> with parquet flooring and pvc double glazing, one bedroom has access to a roof terrace.

There is a bathroom on this level with shower and two wash basins and separate WC.

The dining room 27m<sup>2</sup> leads off the entrance hall it is spacious with parquet flooring and pvc double glazing, this leads direct to the luminous lounge 46m<sup>2</sup> with double aspect windows and doors leading to the garden.

Another staircase leads to the two further bedrooms 15m<sup>2</sup> and 10m<sup>2</sup> both with parquet floors and double glazing. One bedroom had double aspect windows and the other has access to the roof terrace.

There are two bathrooms with their own wash basin and toilet with a shared shower which has sliding doors for privacy.

The property is heated by pompe a chaleur, electric radiators in two bedrooms and an insert that burns wood which heats several rooms in the house.

Outside the property is a barn which is in overall good condition as is the roof, this is used also to park a car.

The...

## LOCAL TAXES

**Taxe foncière: 1749 EUR**

**Taxe habitation: EUR**

## NOTES