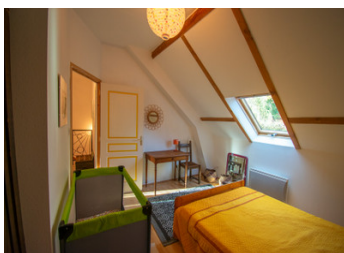


Stunning barn conversion with large open-plan living space



INFORMATION

| | |
|-------------|---------------------|
| Town: | Viam |
| Department: | Corrèze |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 185 m ² |
| Plot Size: | 3172 m ² |



IN BRIEF

This property is situated in a small hamlet with a no-through road.

Located on the Plateau de Millevaches, Viam is a quiet commune, situated 4.5km from Bugeat. In Bugeat you will find a full range of shops, a bank, craftsmen and medical services.

Not far from the property (8 minutes by car), you will find Lac de Viam, a 189 ha lake with beach facilities, children's playground, fishing, and water-skiing.

Limoges (with airport): 1 hour

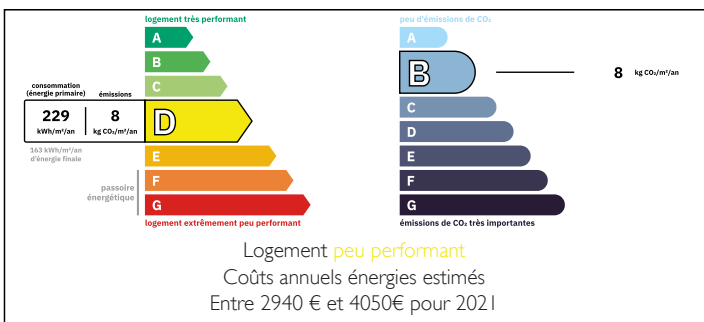
Meymac: 25 minutes

Ussel: 44 minutes

Eymoutiers: 20 minutes

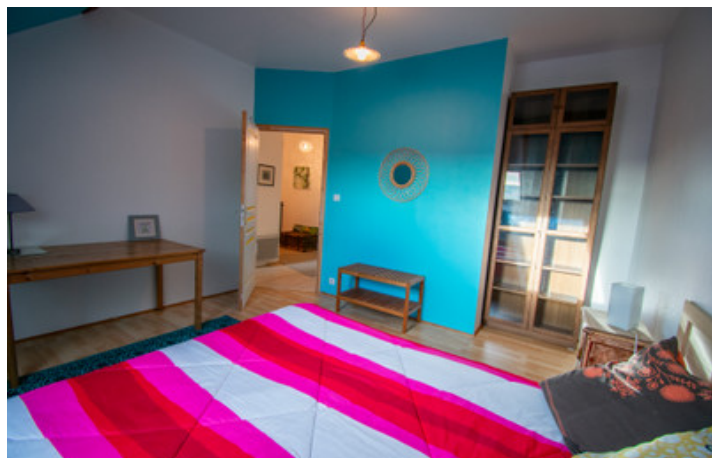
Nearest train station: Bugeat

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

Nestled within a quiet hamlet of just eight properties, this beautifully presented barn conversion offers charm, comfort, and exciting potential for further development. The property includes an attached two-storey barn, offering an impressive 212 m² on each level—ideal for creating additional living space, a studio, or whatever suits your vision.

Ground Floor

Step inside through one of the three entrances and discover a spacious open-plan living area featuring a cosy lounge, a fully fitted kitchen, and a generous dining space. This level also benefits from a practical utility room.

First Floor

The first floor hosts a bright bedroom, a shower room, a separate WC, and a pleasant mezzanine area—perfect as a second sitting room, office, or reading nook. A hallway leads directly to the outdoor space at the front of the property.

Second Floor

Upstairs, you will find three further bedrooms and a family bathroom.

Outdoor Space

The grounds wrap around the rear of the home, featuring established fruit trees and peaceful views across the neighbouring fields—an ideal setting for relaxation and outdoor dining.

Additional Features:

Double-glazed windows and doors
Heating via air-source heat pump and wood burner
Slate tile roof

If you would like more information and more photos, please contact Sheila Jackson.

LOCAL TAXES

Taxe foncière: **1467 EUR**

Taxe habitation: **EUR**

NOTES