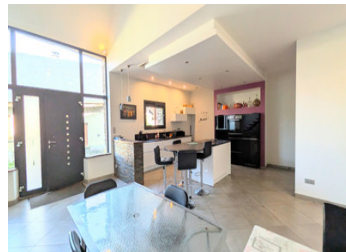


Contemporary Barn Conversion with Second House to Renovate in Quiet Hamlet near Lubersac



INFORMATION

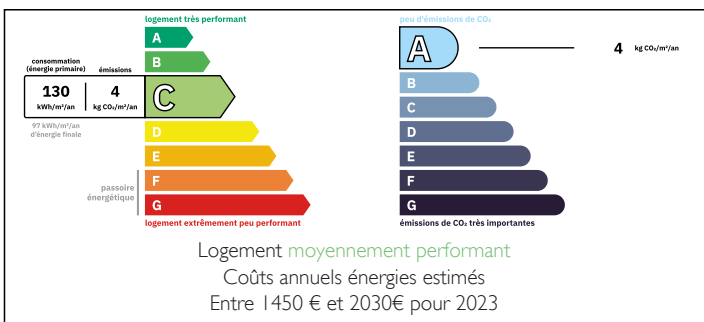
Town:	Lubersac
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	158 m ²
Plot Size:	794 m ²



IN BRIEF

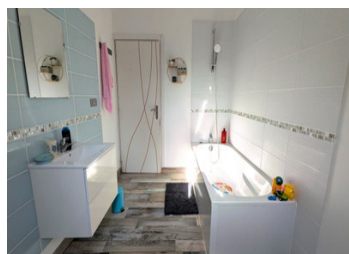
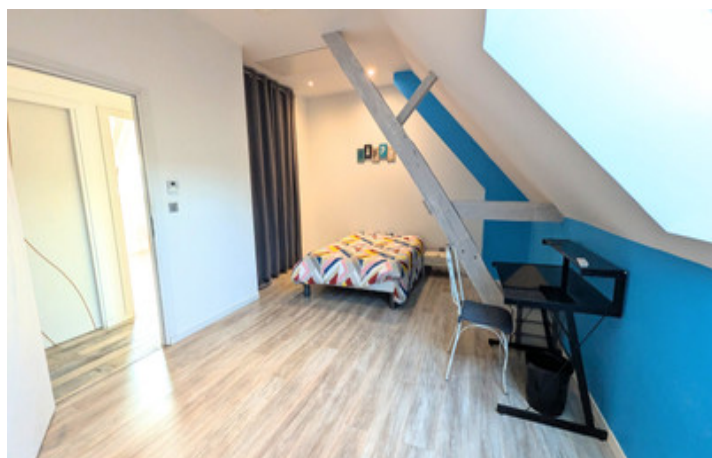
Set in a peaceful hamlet near Lubersac, this superb barn conversion combines striking contemporary design with excellent energy efficiency and comfort. Offering generous open-plan living, a ground-floor master suite, and a second house to renovate. The property presents outstanding flexibility for family living or income potential. A rare opportunity to enjoy modern countryside living with future possibilities.

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

Situated in a quiet rural hamlet, this beautifully renovated barn conversion offers an exceptional blend of contemporary architecture, comfort, and versatility. Renovated in recent years, the property is ready to enjoy while still offering exciting potential with the additional house to restore.

The centrepiece of the home is the impressive 62m² open-plan kitchen and dining area, designed for modern living and entertaining. The kitchen features a central island and clean, modern finishes, flowing effortlessly into the dining space. Adjacent, the 21.8m² living room provides a welcoming and comfortable environment, enhanced by a wood-burning stove that adds warmth and atmosphere. Patio doors open directly onto the front courtyard, creating a seamless indoor-outdoor connection.

The property benefits from a gainable heat pump system (pompe à chaleur gainable), ensuring efficient and comfortable heating throughout, complemented by double glazing and electric shutters, providing excellent insulation and convenience.

The 21.1m² ground-floor master bedroom suite offers both comfort and practicality, featuring a walk-in shower and washbasin in an open-plan layout, along with patio doors opening onto the courtyard. This level also includes a 5.8m² utility room and a separate 2.5m² WC.

A striking staircase combining wood and metal leads to the first floor, where a mezzanine landing and elegant bridge create a beautiful architectural feature. Across the bridge lies an 11.4m² bedroom, fitted with a Velux roof window and electric shutters, ideal as a guest room or office.

Two further bedrooms measuring 14.6m² and 9.3m² are located on the opposite side of the landing, along..

LOCAL TAXES

Taxe foncière: 1056 EUR

Taxe habitation: EUR

NOTES