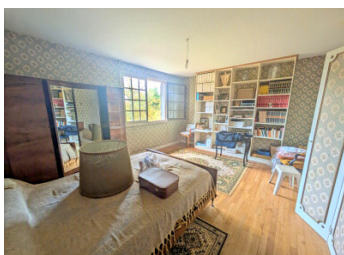


Large Property with Nearly 1 Hectare of Land — Endless Potential Near Objat & Brive



INFORMATION

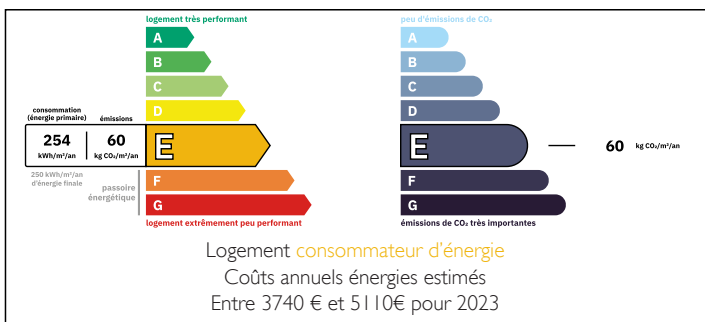
Town:	Saint-Cyr-la-Roche
Department:	Corrèze
Bed:	6
Bath:	2
Floor:	145 m2
Plot Size:	9613 m2



IN BRIEF

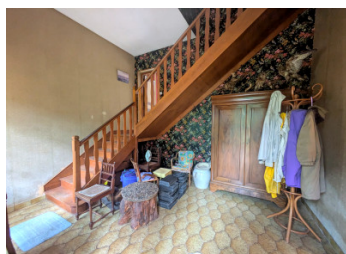
Located in Saint-Cyr-la-Roche, just 5 minutes from Objat and 20 minutes from Brive-la-Gaillarde, this spacious property offers remarkable potential for renovation, business projects, or peaceful countryside living. Set on almost one hectare of land with fruit trees, multiple outbuildings, a wrap-around terrace, and a full sous-sol level, it is ideal for creating a family home, B&B, campsite, or retreat with animals.

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

This property is set in a peaceful hamlet in Saint-Cyr-la-Roche and offers almost one hectare of land, making it an exceptional opportunity for buyers seeking space, privacy, and development potential. The grounds feature various fruit trees, beautiful mature trees, and large open areas suitable for leisure, animals, or future projects such as a campsite or guest accommodation.

The main house opens into an entrance hall with a staircase and access to two storage rooms. From here, you enter the living area, followed by the kitchen, which leads into a back room, shower room, and toilet.

Upstairs, the property offers five additional bedrooms and a bathroom with toilet, providing generous accommodation for a large family or future guests.

A major advantage of this property is its full sous-sol, which includes: a garage room, a storage room, and a room housing the heating system. This additional level offers excellent storage capacity and practical workspace options.

Outside, a terrace wraps around the front and side of the house, creating a pleasant outdoor area. The property also includes a separate double garage with an atelier, a carport at the rear, and a small outbuilding currently used as a garden shed.

With two private laneways providing access from each side, the property enjoys exceptional privacy. Whether you're looking for a renovation project, a home with land, or a site with business potential, this property offers endless possibilities in a highly sought-after area.

Information about risks to which this property is exposed is available on the...

NOTES