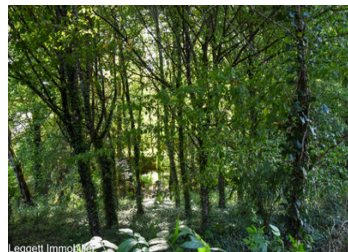


Charming stone built Maison de maitre with guest house, barn, in ground s/pool in tranquil location

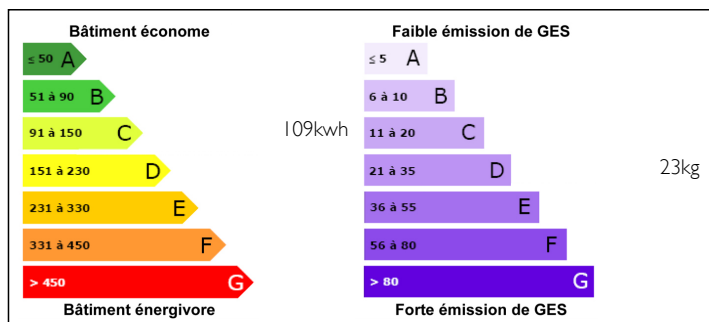
EXCLUSIVE



Leggett Immobilier



ENERGY - DPE



INFORMATION

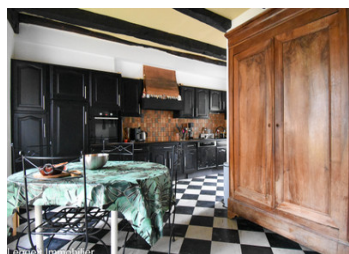
Town:	Cublac
Department:	Corrèze
Bed:	7
Bath:	3
Floor:	198 m2
Plot Size:	16542 m2

IN BRIEF

Charming maison de maitre on doorstep of woodlands and nature trail, no immediate neighbors. 3 buildings including 2 houses with 2 separate electricity meters. Separate access possible. Detached barn 60m2 (2 levels) potential for workshop/office. Cellars (main house) in part garage, storage and boiler room. Outdoor terrace south facing. In ground swimming pool 8mx4m with separate filter/pump room. Broad oven 1,6 ha of land - part woods, part meadow, with spring and small stream present. Oil Central heating. Wood burner in lounge. Double glazing. Optical fiber with fast internet connection for wfh.

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

Entrance lobby 7m2  
 Living / dining room 50m2 with fireplace and wood stove  
 Furnished and equipped kitchen with breakfast area 25m2  
 Corridor  
 wc  
 Master Bedroom 13m2  
 En-suite bathroom 13m2 with shower and bath,  
 Dressing room 9m2  
 Bedroom 2- 12m2  
 Stairs to next level  
 Landing 28m2 relaxation area with reading / cinema area  
 Corridor to  
 Bedroom 3- 20m2  
 Bedroom 4- 13m2  
 Office 8m2  
 Bathroom 6m2  
 toilet  
 Under roof space approx 25m2  
 Grounds with Guest house  
 Entrance 11m2  
 toilet  
 Stairs  
 Living room 17m2 with fireplace  
 Bedroom 1 - 19m2  
 Shower room  
 Library/dressing 15m2  
 Upstairs  
 Landing  
 Bedroom 2- 12m2  
 Bedroom 3- 11m2  
 Bathroom with toilet

## LOCAL TAXES

Taxe foncière: 1769 EUR

## NOTES

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>