



MAGNIFICENT LOG CHALET SET IN 1 HA OF  
WOODED GROUNDS. BALCONIES, TERRACES,  
PARKING, HABITABLE ON ONE LEVEL.

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PROPERTY FACT FILE	
REFERENCE	A33726PRD19
PRICE	€ 508,800 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (480 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	249 m <sup>2</sup>
LAND	10080 m <sup>2</sup>
TOWN	Gros-Chastang
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, River Frontage, Private parking
*Price based on current exchange rate which is subject to change	



- Light and solid log construction
- 2 spacious living rooms, 4 bedrooms, 2 bathrooms
- Excellent insulation - Triple glazing
- 10 km from all amenities
- Remarkable natural environment

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Sumptuous chalet built entirely from logs for lovers of a vast, luminous, exceptional home. Magnificent natural and historic setting.

## DESCRIPTIF

This splendid log chalet, built in 2015, is arranged to maximise space. The entrance hall (9m<sup>2</sup>) leads to a bright living/dining room/kitchen (65m<sup>2</sup>), a master bedroom (18m<sup>2</sup>) with bathroom (11m<sup>2</sup>) and dressing room (6.50m<sup>2</sup>), a toilet and a utility room. On the other side of the awning are the boiler room (3.50m<sup>2</sup>), the utility room (10m<sup>2</sup>) and the pellet silo room.

Access to the first floor is via a splendid staircase that leads to a sumptuous 60m<sup>2</sup> mezzanine with veranda and balcony.

The bright hallway leads to 2 bedrooms (11m<sup>2</sup>) with balconies, a bathroom with wc (8.50m<sup>2</sup>) and two rooms (24m<sup>2</sup> and 15m<sup>2</sup>) that could be used as bedrooms, study or play area.

Central heating and underfloor heating by pellet boiler (ÖKOFEN-Pellematic with 4-tonne silo) and all windows and doors are triple-glazed.

The ground floor can be adapted for people with reduced mobility (entrance door: 90cm wide, bedroom: 85cm, shower room: 75cm). The roof is made of mechanical tiles. The house has fibre optic cable. Individual sewage system up to standard.

Video surveillance system with 4 cameras.

You can park your vehicles in the large car park, under the 45 m<sup>2</sup> awning or under the 18 m<sup>2</sup> carport (6x3m).

On the one hectare of wooded grounds, there is a solid 21 m<sup>2</sup> log cabin with steel roofing, a pond and a vegetable garden.

Situated 10 km from Argentat (all amenities), 40 km from Tulle and 50 km from Brive (airport).

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Information about risks to which this property is exposed is available on t

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33726PRD19>

COMPLETE FILE AND PHOTO ON REQUEST

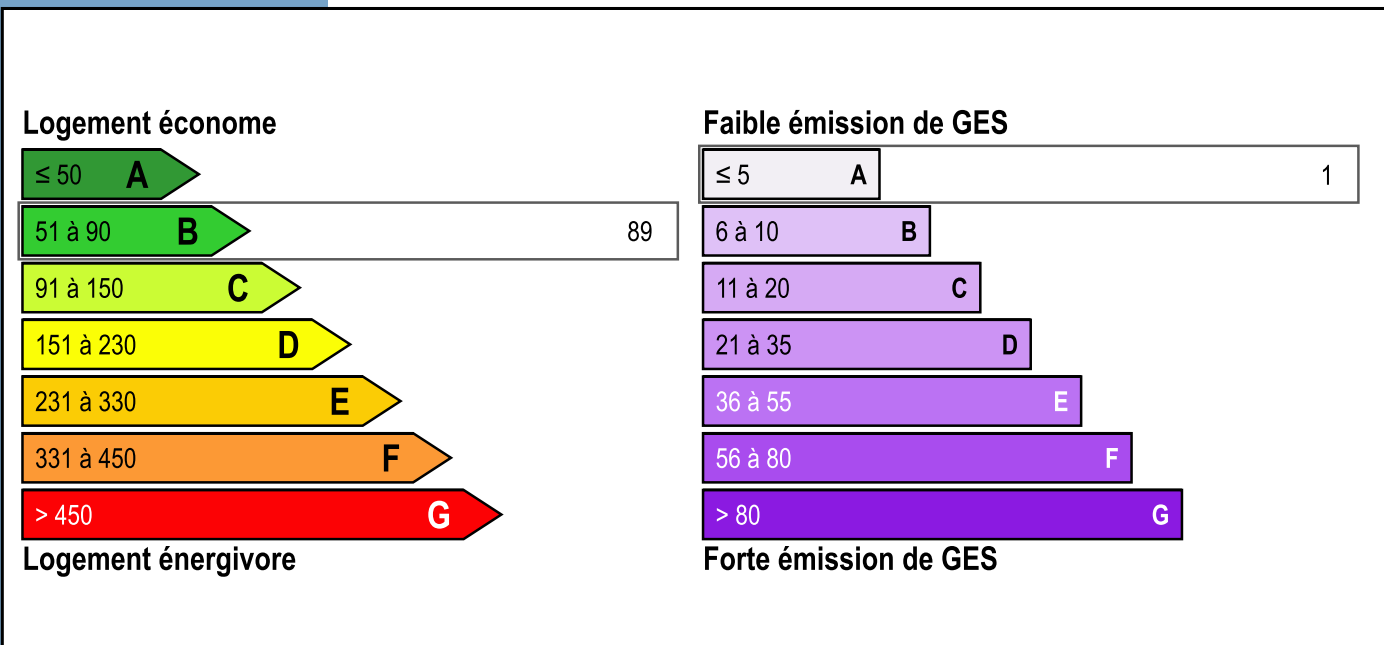


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A33726PRD19  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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