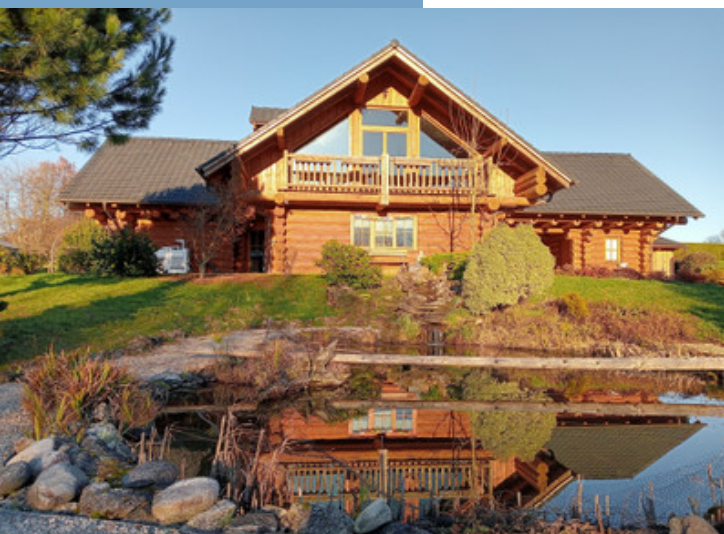




MAGNIFICENT LOG CHALET SET IN 1 HA OF
WOODED GROUNDS. BALCONIES, TERRACES,
PARKING, HABITABLE ON ONE LEVEL.

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



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



- 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

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

Ref : A33726PRD19

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 (9m²) leads to a bright living/dining room/kitchen (65m²), a master bedroom (18m²) with bathroom (11m²) and dressing room (6.50m²), a toilet and a utility room. On the other side of the awning are the boiler room (3.50m²), the utility room (10m²) and the pellet silo room.

Access to the first floor is via a splendid staircase that leads to a sumptuous 60m² mezzanine with veranda and balcony.

The bright hallway leads to 2 bedrooms (11m²) with balconies, a bathroom with wc (8.50m²) and two rooms (24m² and 15m²) 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 m² awning or under the 18 m² carport (6x3m).

On the one hectare of wooded grounds, there is a solid 21 m² 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).

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

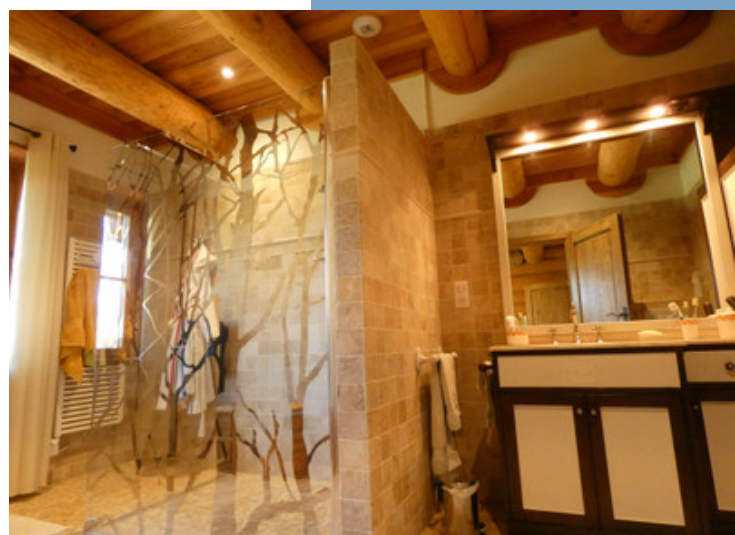
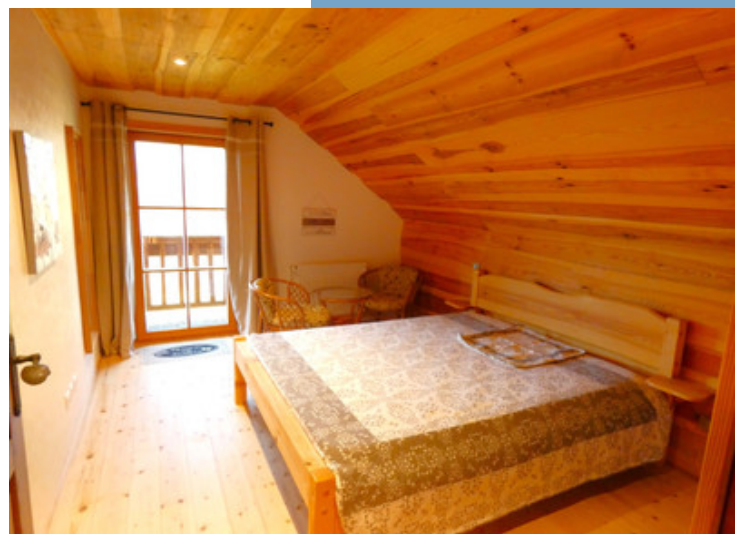
More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr



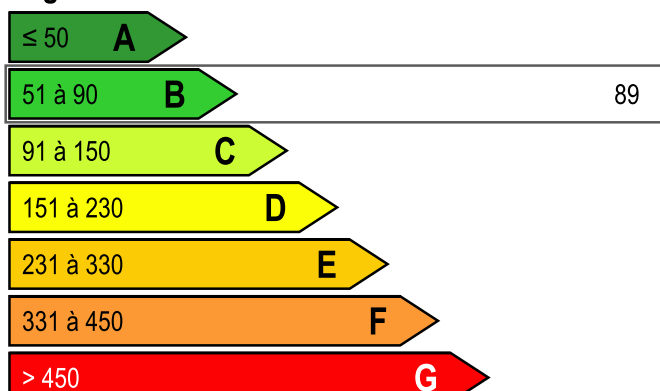
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ENERGIE-DPE

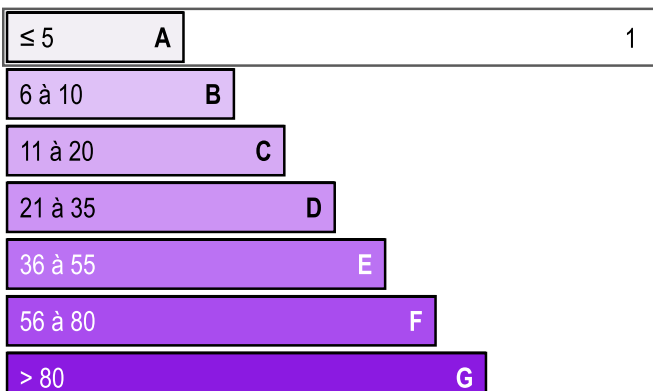
Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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