



2 OUTSTANDING, RENOVATED STONE
PROPERTIES WITH POOL AND LAND WITH
STUNNING COUNTRYSIDE VIEWS

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PROPERTY FACT FILE	
REFERENCE	A41108JNK23
PRICE	€ 779,100 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (735 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	260 m ²
LAND	3152 m ²
TOWN	Gioux
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Other Drainage, Garage, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Stunning views
- Renovated to a very high standard
- Peaceful, hamlet location
- Close to the pretty market town of Felletin
- Suitable for 2 families or a luxury gite complex

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This is a rare opportunity to purchase not just one beautifully renovated house, but two! The original barn has been transformed into a sleek, modern home with luxury fixtures and fittings throughout. No expense has been spared in its transformation - it even has its own sauna room and a large balcony overlooking the pool.

DESCRIPTION

PROPERTY 1 - habitable surface area 148.15m²

This beautiful converted stone barn offers the following accommodation: GROUND FLOOR - sauna room (3.2m x 3.6m) with shower, washbasin and separate WC - the dimensions of the actual sauna - 2m x 1.8m, laundry room (5.6m x 2.10m), storage cupboard, a large storage room with concrete floor and lighting accessed from outside (6.7m x 5.8m); FIRST FLOOR: open plan luxury fitted kitchen with breakfast bar/dining area with stunning countryside views (4.6m x 5.7m) leading to the living area (5.8m x 5.7m) with access to large balcony, state of the art wood burner with wood burning oven above, WC, bedroom 1 (3.3m x 3.09m) with en suite shower room (2.5m x 2.18m); SECOND FLOOR: bedroom 2 (3.2m x 3.7m) with picture window, open landing leading to bedroom 3 (3.48m x 3.9m) - currently used as another sitting room - bathroom (3.48m x 2.11m) with bath, wash basin and WC.

PROPERTY 2 - habitable surface area 112.2m²

This charming former farmhouse provides the following accommodation: GROUND FLOOR: living area/dining area with wood burner / fitted kitchen (8.24m x 5.55m), laundry room with separate WC, storage cupboard; FIRST FLOOR: landing, bathroom (2.72m x 2.88m) with shower, WC and wash basin, bedroom 1 (5.6m x 3.15m), bedroom 2 (5.19m x 2.57m); SECOND FLOOR: attic bedroom 3 with ensuite WC (the whole of this floor measures 8.4m x 4.7m) - this is a very large bright room, which is currently used as a living room.

OUTSIDE: garden, terrace...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41I08JNK23>

COMPLETE FILE AND PHOTO ON REQUEST



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

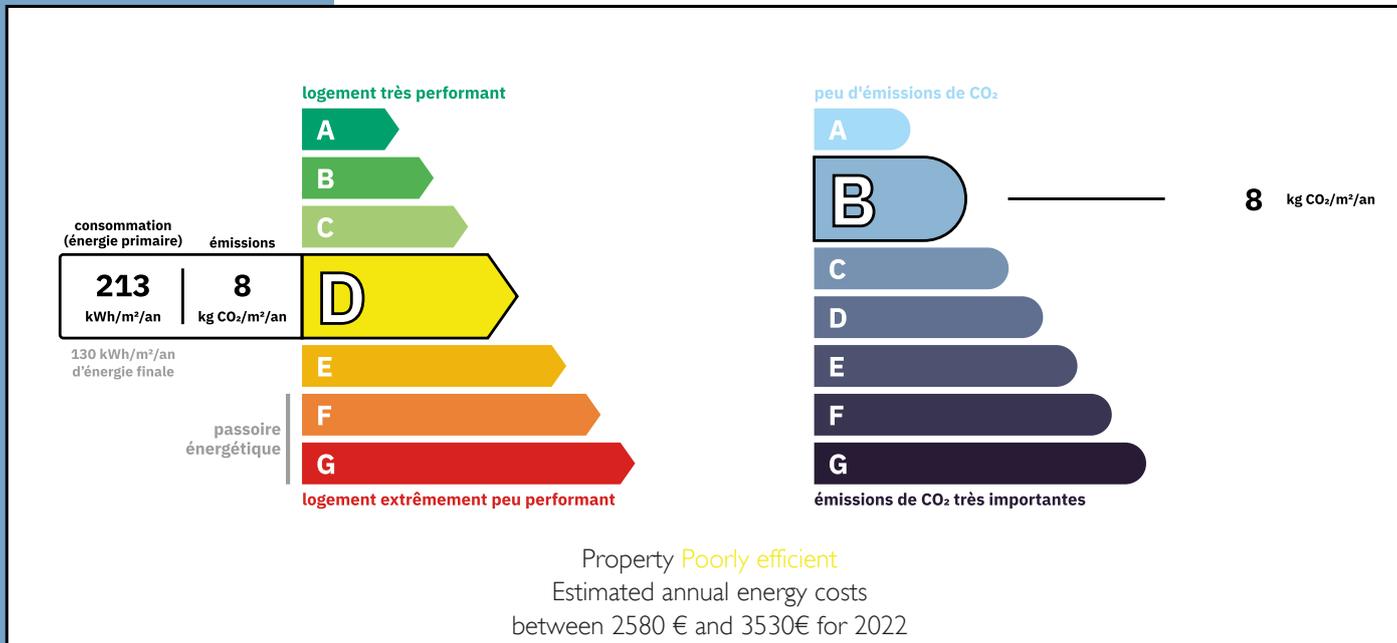
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ENERGIE-DPE

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



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CONTACT

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AND PHOTOS
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