



# Les Agences du Limousin

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## Refno.: 2189T

**Location:** Secteur Treignac, Fermette en pierres, rénovation avec goût

**Price:** € 170.000

**Agency:** LES AGENCES DU LIMOUSIN

### Description:

Situated quietly in a lovely hamlet at only 10 minutes of Treignac, labelled « petite cité de caractère » with its beautiful recreational lake, this detached, stone farmhouse has been tastefully renovated. In the surrounding 1.300 m<sup>2</sup> of land an above ground pool.

The house, offering 150 m<sup>2</sup> habitable surface, 4 bedrooms.

Attached to the house a barn and bread oven.

The property is benefitting of the original features, such as exposed stones and beams.

The house, entrance through a porch, is composed of a large living room/ dining room of 44m<sup>2</sup> with a beautiful inglenook and wood stove,

Kitchen with large storage room with new oven, extractor fan and gas hob.

Cellar 40 m<sup>2</sup>  
Wc

all on the ground floor.

On the first floor:  
4 bedrooms.

Bedroom 1, 16 m<sup>2</sup>, currently in use as an office, has the possibility to create an access to the barn

Bedroom 2, 15 m<sup>2</sup>, fitted cupboards

Bedroom 3, 15 m<sup>2</sup>



## Bedroom 4, 18 m2

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WC  
Shower and hand-sink

Fitted cupboards all down the landing.

The 45 m2 barn with mezzanine area, can offer additional habitable space to the house from here, if so required.

Laundry room, summer kitchen storage 15 m2

The 15 m2 bread oven has been beautifully restored

Garden with a lovely shaded area, and above ground swimming pool.

Well insulated

Fuel central heating with insert wood burner

Septic tank complying to the norms

Double glazed

Low taxes

In the hamlet a well to share with neighbours.

5 mins drive to Treignac's lake with beach, restaurant and bar.

10 mins to Treignac with all amenities and facilities

1 hour to Brive or Limoges with international airports.

Agency fees included € 5.000,=

LES AGENCES DU LIMOUSIN

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