



**Email:** sales@groupealway.com

**Phone:** +34 672211466

2 Bedrooms - Maison - Limousin - For Sale

Townhouse For Sale



Price: €63,990

Bedrooms: 2

Bathrooms: 0

M2 Living: -

M2 Plot: 2093<sup>2</sup>

M2 Terrace: -

Address: Sexcles Limousin, 19430

Placed beautifully in a countryside hamlet is this pretty stone house with new roof, a lovely barn, a double garage with land of 2,093m<sup>2</sup>. A few steps away from the main property is another small stone house for renovation with small garden of 153m<sup>2</sup>. Approaching the ensemble of property you feel the character of the place with the barn shape being very typical of the area and the new roof on the house being a welcome expense taken care of. Entering the house you arrive into a kitchen with cantou style fireplace (16.3m<sup>2</sup>) with a small room next to the kitchen of 7.8m<sup>2</sup>. Leading from the kitchen is another room measuring 13.8m<sup>2</sup>. A wooden staircase leads you to the first floor where you will find a room measuring 22.5m<sup>2</sup> which leads into another room of 8.6m<sup>2</sup>. This floor would make a wonderful bedroom with en-suite bathroom with exposed stone walls, just lovely! The drainage is via a septic tank. Next to the house is a beautiful barn of 97.3m<sup>2</sup> with a lower part measuring 35.4m<sup>2</sup>. This is a very pretty building with a roof made of local stone roof tiles. Attached to the barn is a garage large enough for two cars or even a camper, as this space has a high ceiling and door. Opposite the house is a pretty stone built bread oven with a new roof, flat land of 2,093m<sup>2</sup> with a well, perfect for watering the garden or providing drinking water for animals should you choose. A few steps away from the main property is a pretty stone house for renovation with small front garden. This would make a super second project as a gite for rental. The ground floor measures 33.1m<sup>2</sup> and the same on the first floor. The Correze is home to a rich variety of unspoilt natural scenery. its hills, lakes, rivers, waterfalls, forests and footpaths make it an ideal location for many outdoor leisure activities such as cycling, walking and canoeing. The nearest town with all day to day amenities is Argentat, which is a distance of 13kms. This property is situated in a stunning area of Correze in the heart of the valley of the Dordogne river, super for fly fishing. Other popular villages and towns in the area include St Augustin, Uzerche and There are airports at Brive and Limoges with regular flights from the UK and the rest of Europe. The A89 motorway and the A20 can be accessed within easy reach. A super

ensemble of property to make your own! dont 6.65 % honoraires TTC a la charge de l'acquireur.

