

Lovely 2-4 bed home with good-sized flat garden in a lively village. Possible to finish an independent studio



## INFORMATION

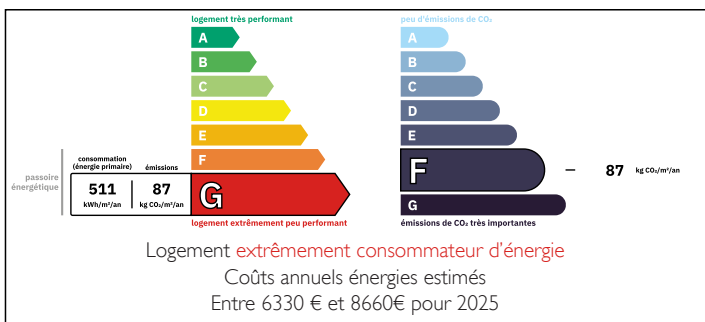
Town:	Le Lonzac
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	1552 m2

## IN BRIEF

Spacious house -new roof in 2013- with large garage and 1-bedroom studio to be finished. Living floor: entrance, hallway, sitting/dining room with log burner, fitted kitchen, two bedrooms, bathroom with toilet, separate toilet, built-in wardrobe. Upstairs: one bedroom and bath room to finish, attic space for storage. Garden around



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This property can become an amazing family home or excellent holiday home. It offers a lovely terrace which is accessible from the cozy sitting room. The log burner promises comfortable winter evenings. The nice kitchen, two double bedrooms, a real bathroom with bath, wash basin and toilet, a separate toilet and a built-in wardrobe at the end of the hall way complete the living floor. Upstairs is again a bedroom to finish, a bathroom to finish and plenty of storage space. The garage in the sous-sol is big enough for a car (or two) and provides also a cellar, storage space and there is still enough room for a small 1 bed/2-person independent studio, which needs finishing.

The large garden offers mature trees, a vegetable plot is a possibility and still there is garden left to play in.

Le Lonzac is a village with an active community and offers basic amenities, GP, vet, a beautiful restaurant, a market, post office, a grocery shop...

The nearest train station and shopping is in Uzerche (2 supermarkets, a vet, bars and restaurants, cinema, medical center, a summer pool etc at  $\pm 20$  minutes) The train station in Uzerche offers a direct line to Paris (N) and Toulouse (S)

Seilhac with restaurant and bars, supermarket, maison m d cale, vet and smaller shops is at  $\pm 15$  minutes.

The A20 (Limoges to Paris and Brive-la-Gaillarde to Toulouse) is at  $\pm 20$  minutes.

The nearest airport is Limoges at  $\pm 60$  minutes with regular flights to the UK: London...

## LOCAL TAXES

**Taxe fonci re:** 600 EUR

**Taxe habitation:** EUR

## NOTES