

Beautifully presented 4 bedroom family home with a terrace and large garden in Arnac Pompadour.



## INFORMATION

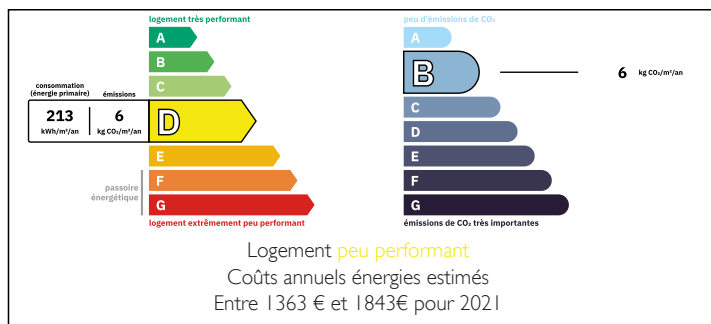
Town:	Arnac-Pompadour
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	114 m2
Plot Size:	1359 m2



## IN BRIEF

Situated just on the edge of this equestrian town, with its magnificent chateau, but within walking distance of bars, restaurants and shops, this renovated property, with no works to do, has an open plan kitchen diner plus large living room. Ground floor bedroom with shower room and 3 bedrooms plus a bathroom on the first floor.

## 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.



## LOCAL TAXES

**Taxe foncière: 878 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The main door enters into a hallway with original parquet flooring.

Kitchen-dining room (approx 24m<sup>2</sup> in total) has large sliding doors to add a modern feel, parquet flooring, fitted grey kitchen cabinets and wooden work surfaces.

Living room (18m<sup>2</sup>). A lovely open feel to this room with a red wood burning stove, parquet flooring and a door to the rear terrace and garden.

Ground floor bedroom (10m<sup>2</sup>) with it's own shower room with wash basin. Separate WC

Wooden staircase leading to the first floor.

2 good sized bedrooms (9m<sup>2</sup> & 13m<sup>2</sup>) on this level both with exposed beams and parquet flooring.

Master bedroom, (14m<sup>2</sup>) again with exposed beams and parquet flooring, with a dressing area.

Family bathroom 6.5m<sup>2</sup>, with a bath/ shower, WC, double sink unit & mirror and heated towel rail, tiled floors, exposed beams.

The house profits from being fully double glazed. Mains drainage. Electric heating. Electric front gate.

Under the house, with access from the ground floor, is a garage with an electric door, a utility room, a cellar and a wood storage room.

To the rear of the property is a lovely covered terrace for dining and entertaining during the summer months. The house sits on a plot of 1359m<sup>2</sup> with a large garden to the rear and potential for a pool.

The town of Amac Pompadour is popular tourist town, especially with fans of equestrian activities. It is the home of the national stud for Anglo Arab horses and hosts...