

Stunning countryside views for this bright and spacious modern home with open plan living area.

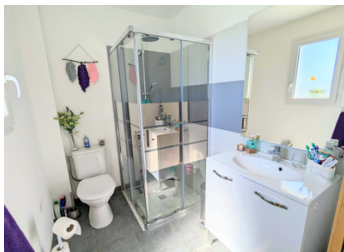


## INFORMATION

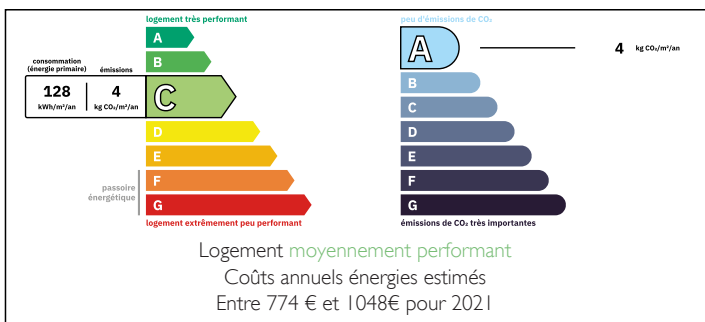
Town:	Montgibaud
Department:	Corrèze
Bed:	2
Bath:	2
Floor:	91.93 m2
Plot Size:	2596 m2

## IN BRIEF

Constructed in 2019 & situated at the end of a village lane, with no passing traffic, this spacious and bright modern home has 2 bedrooms and 2 bathrooms, an open living space which leads onto a terrace and a large garden with countryside views. Peace and quiet!



## 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 habitation: EUR

## NOTES

## DESCRIPTION

The open plan living area (52m<sup>2</sup>) consists of a kitchen with lots of cupboard space, integrated refrigerator and dishwasher. Central island with electric hob, electric oven and extractor fan.

Living- dining area with two sets of patio doors out to the terrace. Tiled flooring throughout.

The terrace is 55m<sup>2</sup> which stretches the full length of the rear of the house.

There is fibre optic installed at the property.

Main bedroom (11.26m<sup>2</sup>) with wood flooring and patio doors to the terrace. Dressing room (2.21m<sup>2</sup>) and bathroom (3.6m<sup>2</sup>) with shower, basin, heated towel rail & WC.

Bedroom (9.97m<sup>2</sup>) again with wooden flooring.

Bathroom (5.29m<sup>2</sup>) with bath, basin, heated towel rail & WC.

The house profits from being double glazed throughout, mains water and a conforming septic tank. Fibre optic installed.

The terrace & gardens are a real sun trap and a lovely area for dining and relaxing. The out of ground pool, shown in the photos, is included in the sale.

Barn (approx 80m<sup>2</sup>) ideal for storage or for a workshop.

Built in 2019, this property is perfect for those searching modern clean living in a quiet and peaceful environment. The friendly village of Montgibaud is situated only 10km from Lubersac which has all amenities and supermarkets. The A20 motorway between Brive & Limoges is only 10 mins drive.

For further information, photos and to book a visit please contact the agents.

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Information about risks to which this property is exposed is available on the Géorisques website...