

Nice little character house in the middle of a quiet hamlet with garage/ workshop and a non attached garden



INFORMATION

Town:	Voutezac
Department:	Corrèze
Bed:	1
Bath:	1
Floor:	47 m ²
Plot Size:	769 m ²

IN BRIEF

An ideal lock-up and leave situated in a hill side hamlet at 8 min from the lively village of Objat and only 4 min from Voutezac with bakery, restaurant and primary school . The house compromise a kitchen with storage, bathroom on the ground floor. A landing and spacious bedroom with a door and staircase taking you to the second floor to a room actually used as a living room. The cellar of 21 m² is used as utility room and boiler room.

Opposite the house is an old hangar actually used as garage/ workshop and on the first floor storage space.

Central heating : pellet boiler

Waste water system : Septic tank (not up to standard).

Fiber connection

Garden of 769m² with beautiful view at 2 min walk from the house.

ENERGY - DPE

DPE not required.

More photos are available on request

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

Entrance (veranda) 2,20 m²

Kitchen 17,75 m²

Bathroom with wash basin, toilet and shower 5,22 m²

First floor:

Landing with wardrobe 7,08m²

Bedroom 11,72 m² with access to the converted attic 11,4 m²

Cellar 21m² with boiler and used as a utility room.

Located in front of the house a stone garage (1 car) of 49,4 m² on 2 levels

Garden of 769 m² at 2 min walk from the house

All measurements are approximate

LOCAL TAXES

Taxe foncière: 220 EUR

Taxe habitation: EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES