

Well-renovated 1968 house in quiet location, terrace, swimming pool, veranda and balcony, magnificent views.

## EXCLUSIVE



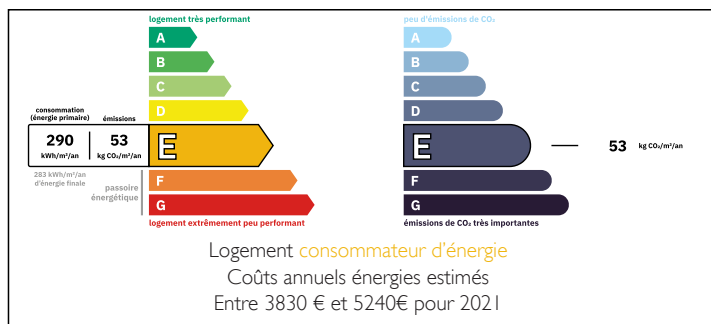
## INFORMATION

Town:	Neuvic
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	146 m2
Plot Size:	3080 m2

## IN BRIEF

Practical, solid 1968 house in a quiet, unoverlooked location just 3 minutes from the centre of Neuvic and all amenities. The renovations are of good quality and the panoramic views are remarkable. The natural and historic surroundings are very interesting.

## 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

First floor: 3 spacious, bright bedrooms (12.7m<sup>2</sup>, 14.2m<sup>2</sup> and 15.2m<sup>2</sup>), a large 25m<sup>2</sup> living room with balcony and magnificent views, a bathroom and separate toilet. Upstairs is a well-insulated attic.

Ground floor: fitted kitchen/dining room (24m<sup>2</sup>), laundry, toilet and workspace, garage used as a workshop and conservatory (access to and views of the terrace, swimming pool and garden).

Heating system: gas central heating, wood-burning stove and electric heaters if required.

Sewage system: revised septic tank (good condition). Mechanical tile roof (good condition).

The swimming pool (0.70 to 1.80 metres) is equipped with night lighting. It is secured with a protective cover and 4 motion detector sensors (with alarm). The liner is under warranty.

All windows are double-glazed.

Large wooded plot of 3080m<sup>2</sup> with large wooden barn used as a workshop or storage area.

There is a barbecue on the terrace and a second gas barbecue is also available.

The property is sold with its furniture (good quality). Airports: Clermont-Ferrand (100km) and Brive (110km).

Remarkable natural and historic setting.

## LOCAL TAXES

Taxe foncière: 1700 EUR

Taxe habitation: EUR

## NOTES

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