

Bright 1930 town house, well renovated and equipped, terrace, detached garage and lovely garden.



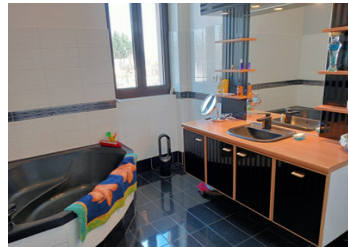
## INFORMATION

Town:	Égletons
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	196 m2
Plot Size:	1985 m2

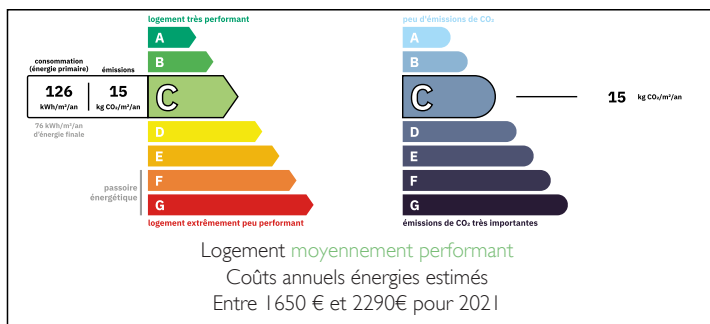
## IN BRIEF

Large, comfortable, tastefully renovated town house. Balconies, terrace and detached garage. The rooms are spacious and bright and the property benefits from many practical features (roller shutters, electric gates, fibre, double glazing, heat pump, kitchen with conservatory, solar panels...).

The natural and historic surroundings are remarkable.



## 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

The main house (detached):

Ground floor: spacious entrance hall leading to a study, a vast living room, a kitchen with veranda, access to the 30m<sup>2</sup> cellar.

1st floor: 2 bedrooms (13 and 16m<sup>2</sup>) and a large bathroom (9m<sup>2</sup> with bath) as well as a magnificent master suite (16m<sup>2</sup>) with bathroom.

2nd floor: a large 30m<sup>2</sup> bedroom, a rest area and an attic.

Slate roof in very good condition.

Sewage system: mains drainage

Heating system: Heat pump (2022)

Double-glazed windows with roller shutters.

The water heater is powered by 2 solar panels on the roof.

The outside gate is electric (with intercom) and the house has fibre optic cable.

The outbuilding (65 m<sup>2</sup> / 699 sq ft) is used as a garage and/or workshop on the ground floor (electric gates, double glazing) with an upper floor under the roof for storage purposes. Slate roof in very good condition.

Large wooded plot of 1985m<sup>2</sup>.

Situated 70km from Brive (airport), 39km from Tulle, 28km from Ussel.

Close to many remarkable natural and historical sites (Massif des Monédières, Plateau de Millevaches...). Numerous walks and leisure activities.

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

## LOCAL TAXES

Taxe foncière: 1688 EUR

Taxe habitation: EUR

## NOTES