

Spacious, bright and practical 2-storey house. Swimming pool, terraces, veranda, balconies, garages.



INFORMATION

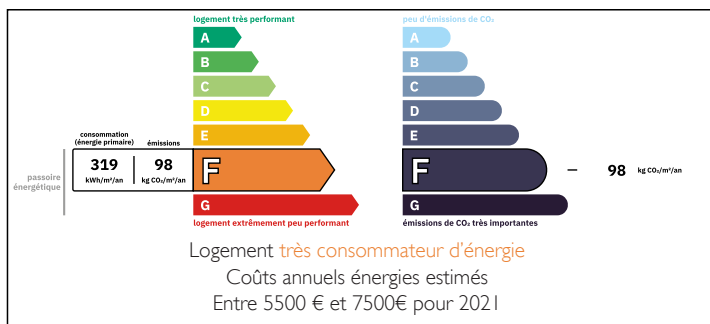
Town:	Argentat-sur-Dordogne
Department:	Corrèze
Bed:	5
Bath:	3
Floor:	221 m2
Plot Size:	2150 m2

IN BRIEF

In the picturesque and historic setting of Argentat-sur-Dordogne, large house set back from the town centre with swimming pool and wooded garden. Possibility of an independent ground floor with 2 bedrooms and 2 bathrooms.



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

Ground floor: the 20m² hall leads to 2 bedrooms of 15m² with built-in wardrobes, 2 bathrooms with wc, an 18m² living/dining room with terrace, 2 kitchens, 2 garages and 3 rooms used as a workshop, laundry room and storage space. Large built-in cupboards.

1st floor: the hall leads to 2 bedrooms (15 and 17m²), 1 of which has an en suite bathroom, a bathroom with bath, a 24m² living room, a 16m² kitchen with a 25m² veranda and a 55m² terrace.

2nd floor: A 16m² bedroom with sink and built-in cupboards and a large attic.

Single glazed windows with roller shutters.

Slate roof.

Sewage system: septic tank.

Heating system: mixed with double boiler, oil and wood.

A terrace surrounds part of the house and gives access to an 8x4m² cement swimming pool (1m to 1.95m deep) with reinforced liner and security gate.

There is a 25m² covered garage for 2 cars in the grounds.

Situated 30km from Tulle, 44km from Brive (airport) and 51km from Aurillac (airport),

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

LOCAL TAXES

Taxe foncière: 2790 EUR

Taxe habitation: EUR

NOTES