

---SOLD with LEGGETT---Vast property to renovate, ready to divide in apartments, lovely large garden



## INFORMATION

Town:	Uzerche
Department:	Corrèze
Bed:	6
Bath:	1
Floor:	275 m2
Plot Size:	1334 m2

## IN BRIEF

Large 4-storey townhouse to renovate, comprising on the ground floor: Former shop with cellar underneath. First floor: 5 rooms, kitchen. Second floor 5 rooms, kitchen. Ground floor: former shop. Large attic to convert. Large garden with barn, shed.



## ENERGY - DPE

DPE not required.

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 foncière: 1698 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This townhouse would be an ideal (holiday) home for someone who wants to enjoy the pleasures of living in a small yet vibrant town but also appreciates a good-sized garden.

It will need a complete renovation but it offers the possibility of having 3, even 4 apartments (attic included)

This house represents good value for money!

And what's more: there are no problems with septic tanks either, as this property is connected to mains drainage.

It can become a vast property with loads of possibilities.

You will be within walking distance of the medieval centre of Uzerche, known as the "Pearl of the Limousin".

And the village of Uzerche offers bakeries, 2 larger supermarkets, bars and restaurants, a gallery, a vet, a cinema, DIY-shops, a medical center, aqua-gym, a summer pool, the river of course AND the train station in Uzerche (15 minutes on foot) will connect you to the larger cities around. Get on it at 08.00h and arrive in Paris just after 12.00h! Go shopping and return at your home at ± 23.00h

Access to the A20 (Brive-la-Gaillarde and Toulouse in the South and Limoges, Rochechouart and Paris in the North) in ± 10 minutes

Brive-la-Gaillarde with its airport and shops, hospitals etc at ± 40 minutes

Limoges, capitol of the Limousin, with airport and most amenities at ± 60 minutes: regular flight to London Gatwick and Stansted, Leeds/Bradford, Manchester, Southampton, Nottingham and Bristol.

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