

Property to finish renovating: 1 house, 3 large modern bungalows and 1 bakery on 11769m of land



EXCLUSIVE

## INFORMATION

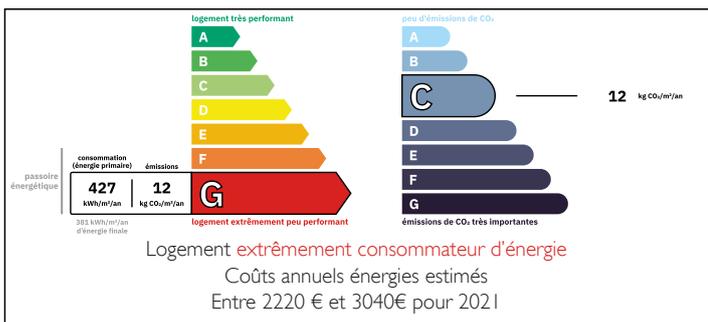
Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	4
Bath:	4
Floor:	120 m2
Plot Size:	11788 m2

## IN BRIEF

This beautiful, unusual property is ideally located in a quiet hamlet close to all amenities, a 230-hectare lake and magnificent hiking trails. It is important to know that some renovations to the house and 2 bungalows remain to be carried out.



## 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 stone house :

Ground floor: Large living room/kitchen of 55m<sup>2</sup>, a bathroom with wc and a laundry area.

On the first floor (to finish renovating): 2 bedrooms of 22m<sup>2</sup>, a shared bathroom with separate entrances (a shower and a toilet). The shower cubicle is to be installed (supplied), as are the bathroom and bedroom partitions if required.

Insulation: double-glazed windows.

Heating system: Combined pellet/wood stove.

Sewage system: Ecoflo micro plant installed in 2020, serviced and in perfect condition.

The house is not equipped with a Linky meter, unlike the 3 bungalows.

On the plot, the 3 bungalows (installed in 2019) have 40 m<sup>2</sup> of living space (22 m<sup>2</sup> living room/kitchen, 1 bedroom of 12 m<sup>2</sup> and a 6 m<sup>2</sup> bathroom with toilet. The bungalows are built on galvanised steel posts. Each has the necessary connections for an outdoor jacuzzi.

Insulation: double glazing and electric roller shutters

Heating: reversible air conditioners

150-litre hot water tank

Very important: 2 bungalows are in the final stages of renovation, with painting and finishing work still to be done, as well as laying the parquet (supplied) on the resin slab and fitting out the furniture (particularly the 2 kitchens).

Also in the grounds is a bakery dating from 1887 in very good condition (21m<sup>2</sup> floor area + one storey). Large plot with meadows and forest on which a 50m<sup>2</sup> concrete slab has been laid for the possible installation of a new bungalow. There is also a 20m<sup>2</sup> Algeco-type bungalow on the plot, which could be used for storage or as...

## LOCAL TAXES

Taxe foncière: **580 EUR**

Taxe habitation: **EUR**

## NOTES