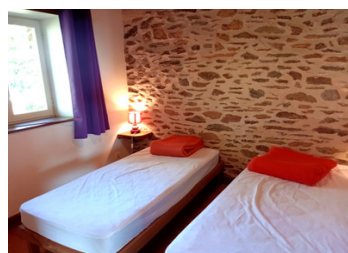


A charming, characterful and practical home. Quiet location, panoramic views, terrace.



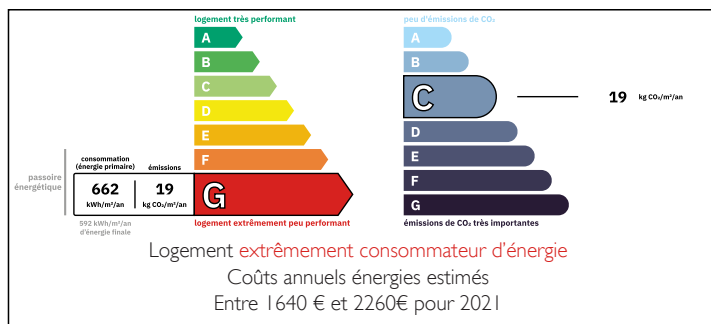
## INFORMATION

Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	60 m <sup>2</sup>
Plot Size:	3881 m <sup>2</sup>

## IN BRIEF

10 km from Marcillac-la-Croisille, charming house with remarkable dominant views. For lovers of authentic peace and quiet.

## 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 ground floor comprises a 28m<sup>2</sup> living room/kitchen, two bedrooms (9m<sup>2</sup> and 11m<sup>2</sup>) and a bathroom. The mezzanine (14m<sup>2</sup> floor area) can accommodate 2 children's beds.

Terrace of 45m<sup>2</sup>.

On the ground floor, a very well insulated 50m<sup>2</sup> garage with wc and sink; with 3 rooms used as a workshop, storage and utility room.

Heating system: 12kw wood-burning stove.

Sewage system: well-maintained septic tank.

Double glazing, asbestos-free fibre cement roof.

68km from Brive (airport), 40km from Tulle, 10km from Marcillac-la-Croisille and all amenities.

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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: 333 EUR

Taxe habitation: EUR

## NOTES