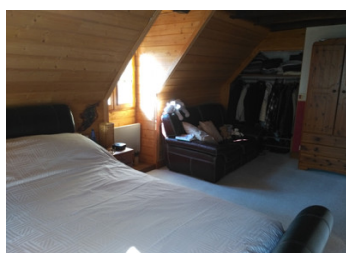
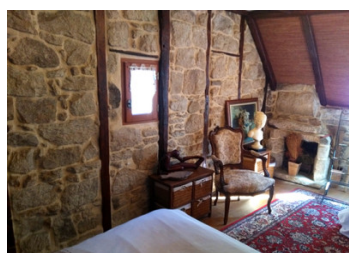
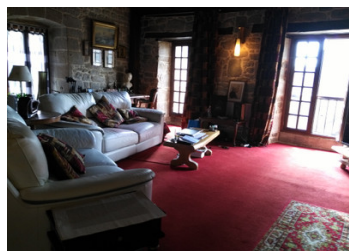


Lovely 2bed historic townhouse+garage in the middle of a typical french and lively village



## INFORMATION

Town:	Treignac
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	101 m2
Plot Size:	4 m2

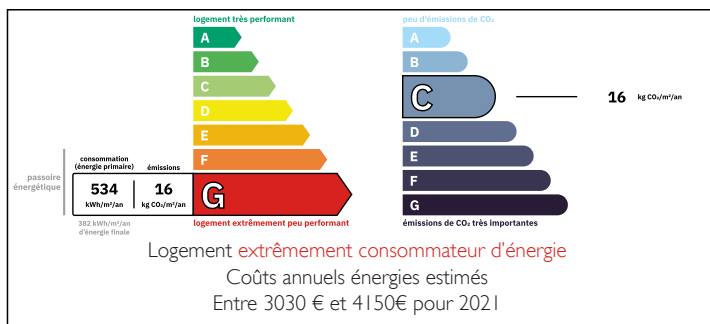


## IN BRIEF

Quirky authentic and historic house comprising on the ground floor: entrance, open plan kitchen with fire place, access to the pantry/laundry room, cellar below the kitchen.

First floor: large sitting room with fire place, office space, toilet and shower, access to the terrace and garage. Second floor: two bedrooms (one with the tiniest and cutest working fireplace I've ever seen) and a toilet which can become a second bathroom for an ensuite. Garage with workshop.

## 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

This lovely house is ready to go!

Wonderful setting in the village center yet without passing traffic, to live there permanently or as a holiday home since it is an ideal lock up and leave, you can even leave your car in the garage or rent the garage to anyone in the village: this property offers plenty of possibilities.

The little terrace offers low-maintenance outside space.

The village of Treignac offers the shops you need to start the French way of life: bakeries, butchers, restaurants and bars, primary and secondary school, a wine shop (with wine, spirits and giftshop) a supermarket, a vet, garage, garden/decoration shop, sportive activities and one of the best lakes around for swimming, relaxing, canoeing. The area is great for hiking, biking, horse riding and even para gloaming is possible here. Nearest train station is Uzerche at 20 minutes, which connects you with Limoges (with airport: London Stanstead&Gatwick, Leeds/Bradford, Nottingham, Manchester, Southampton and Bristol) and further North and Brive-la-Gaillarde (with airport) -Toulouse and further South. Paris can be 'done' in a day: leave at 08.00h, arrival at 12.15h, sightseeing up until 18.30h and back home at 23.30h! Limoges is at  $\pm$  60 minutes by car, Brive-la-Gaillarde is at  $\pm$  45 minutes. Why wait..? Start your French dream!

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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:** 517 EUR

**Taxe habitation:** EUR

## NOTES