

Beautiful barn conversion: large sitting room-open plan kitchen-dining room-3 bed-2 bath-barn-well-flat garden



## INFORMATION

Town:	Lubersac
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	138.5 m2
Plot Size:	3565 m2

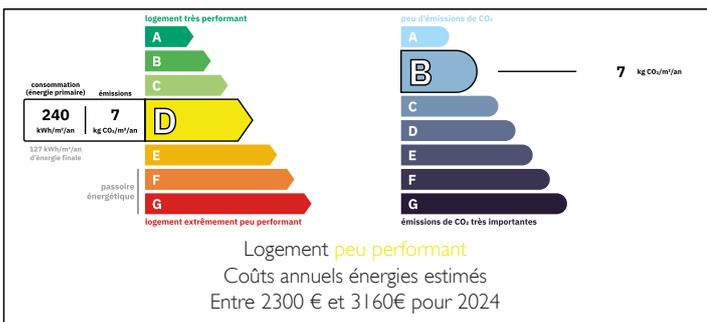


## IN BRIEF

Through the main entrance you will step right into the living, which is a spacious room with a fire place and the open plan kitchen next to it. There is plenty of natural light flowing in from both sides of the property. All situated on the ground floor, there are three double bedrooms, two bathrooms (one with a bath, one with a shower) and a lovely dining room with french doors to the garden. You will have plenty of barn-space left, attached and accessible from the inside of the property as well as from the outside. The kitchen has a door to the back garden, where you will find the summer kitchen. The attic has not been converted attic but could double the habitable space.

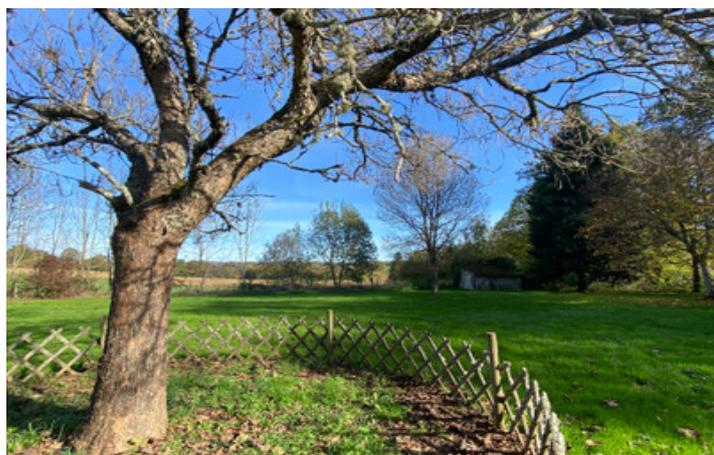
The flat garden around the property offers mature trees, a well...

## 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 village of Lubersac (at about 5 minutes by car) offers a primary school and a college as well as a brand new community building and cinema. Uzerche has a primary school and college as well as a train station ( $\pm 4$ hrs to Paris)

Uzerche is at 20 minutes.

The nearest airport is Limoges ( $\pm 50$  minutes) with regular flights to London Stansted&Gatwick, Bristol, Manchester, Nottingham, Southampton and Bradford/Leeds. Brive-la-Gaillarde airport is at just over an hour.

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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: 700 EUR

Taxe habitation: EUR

## NOTES