

Lovely 4bed country house with flat garden, garage and workshop, close to amenities yet private



INFORMATION

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| Town: | Treignac |
| Department: | Corrèze |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 0 m2 |
| Plot Size: | 3092 m2 |



IN BRIEF

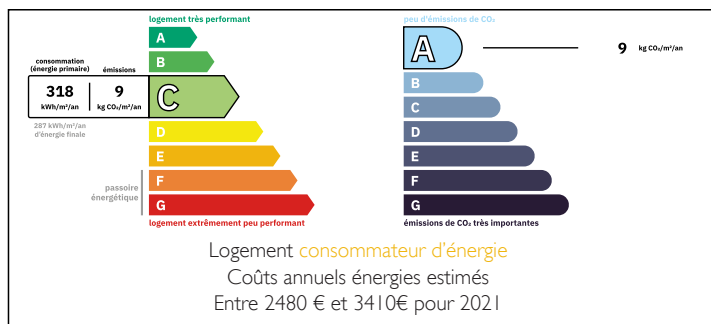
This lovely house offers a generous entrance with a hall and a wooden stairwell, a sitting room with fire place to the right and a lovely open plan kitchen with access to the conservatory on the left. Next to the kitchen is the pantry and after that the boiler room and wood storage/garage. Stairs in the pantry go up to the workshop and a nice little gym overlooking the garden. There is also an outside access for this floor.

From the hall you go up to the spacious landing, leading to three bedrooms from which one is the master with its private bathroom: an adjacent shower room and a bathroom with bathtub on the bedrooms' mezzanine.

The fourth large bedroom is in the renovated attic and is like a studio.

The garage opposite the house offers room for one or...

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.



LOCAL TAXES

Taxe foncière: 1043 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The village of Treignac offers the shops you need to start the great French way of life: bakeries, butchers, restaurants and bars, primary and secondary school, a wine shop (with wine, spirits and gift shop) a supermarket, a vet, garage, garden/decoration shop, sportive activities and one of the best lakes around: Lake Bariousses for swimming, relaxing, canoeing...

The area is great for hiking, biking, horse riding and even para gliding 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 airport is at \pm 60 minutes by car with regular flights to London Stanstead&Gatwick, Southampton, Bristol, Manchester, Nottingham and Bradford-Leeds.

Brive-la-Gaillarde (airport) is at \pm 45 minutes.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>