

Practical single-storey house with beautiful convertible attic, large fenced plot, veranda, spa and well.



INFORMATION

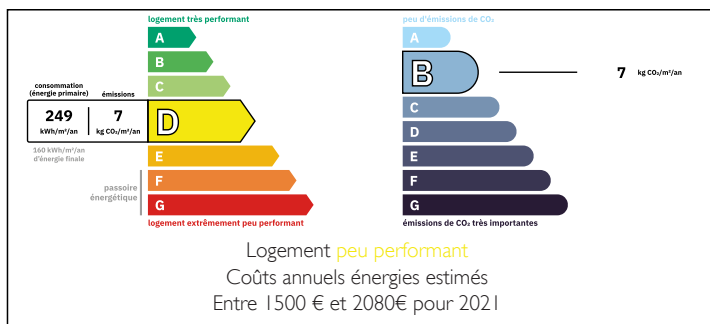
Town:	Saint-Privat
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	7465 m2

IN BRIEF

In a pretty village with 1000 inhabitants and close to all amenities, attractive, practical single-storey house with large fenced plot

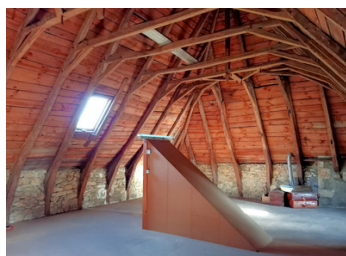


ENERGY - DPE



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:	1000 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Ground floor:

30m² living room with inglenook fireplace and wood-burning stove, 18m² fitted kitchen including a wood-fired cooker, 13.5m² bathroom (with heated towel rail and electric heating) and three bedrooms located on the garden side (two 11m² bedrooms and one 15.5m² bedroom), one room with wc and sink.

Heating system: wood-burning stove and air conditioning in the living room, electric heating in the bathroom.

The house has mains drainage and fibre optic connection.

The house has a Travassac slate roof and can be sold furnished.

On the first floor, there is a magnificent attic of 70m² that could be converted, with solid wood beams and timbers.

In the basement, there is a large tiled room used for storage and as a workshop.

Adjoining is a ground floor with a 20m² summer kitchen with inglenook fireplace and a beautiful 20m² veranda with spa and direct access to the terrace.

A few metres away, a detached building with a floor surface area of 30 m² used as a garage and workshop, with a first floor that could be converted. Nice plot of land with panoramic views, well, pond and approx. 1500 m² of building land.

Situated 18 km from Argentat-sur-Dordogne, 30 km from Mauriac, 47 km from Tulle, 55 km from Aurillac (airport) and 60 km from Brive-la-Gaillarde (airport).

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