

10 minutes from Egletons. Solid mason's house built in 1970, spacious and bright. Excellent value for money.



INFORMATION

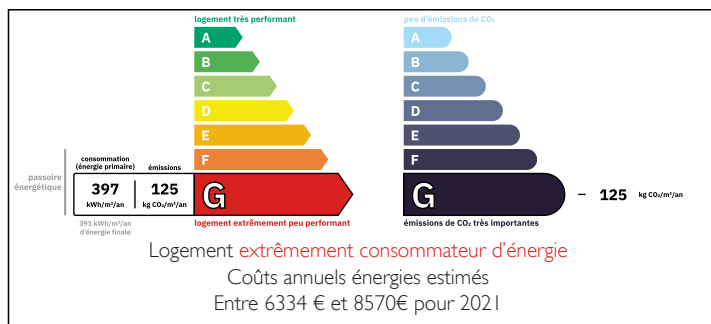
Town:	Égletons
Department:	Corrèze
Bed:	6
Bath:	3
Floor:	245 m2
Plot Size:	1477 m2

IN BRIEF

Large, solid, well-designed house in need of updating. Ideal for large families, chambres d'hôtes and rentals.

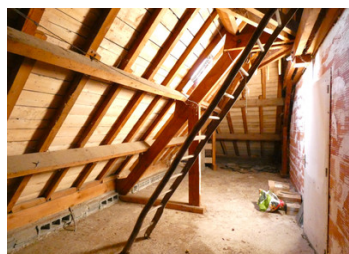


ENERGY - DPE



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: 1682 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

First floor (solid wood parquet flooring): large entrance hall (with two large cupboards) leading to a 44m² living room with fireplace and balcony, an 18m² kitchen in need of renovation, a bathroom with bath and shower, 3 bright bedrooms (12m², 13m² and 14.5m², 2 of which have cupboards) and a separate toilet.

Second floor: wide corridor, 3 bedrooms with fitted wardrobes (14.5m², 17.5m² and 14.5m² including 1 with fitted wardrobe), a shower room with wc and washbasin (shower easily convertible) and 2 attics.

Ground floor: room with WIESSMANN VITOLA III oil-fired boiler (installed in 2000 - hot water system on request), a room used as a workshop and a 16m² garage (height: 1.90m).

On the garden level, there is also an independent flat in need of renovation, comprising a room used as a kitchen with a small adjoining living room, a large hallway leading to two bedrooms with 2 windows each (14m² and 13.5m²), a bathroom with shower and a separate toilet.

Concrete slabs on each floor.

Travassac slate roof (good condition), mains drainage, oil-fired central heating (WIESSMANN Vitola III boiler), double glazing. A plot of land is suitable for building

There is a Brive-Ussel railway station in the commune, with connections to all parts of France.

This property is 9 km from Egletons (all amenities), 12 km from Marcillac-la-Croisille, 27 km from Tulle and 65 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>