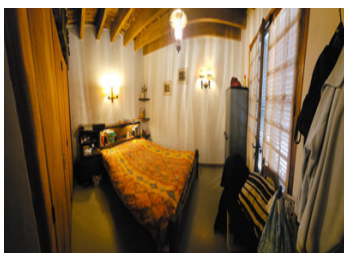


—UNDER OFFER—Wonderful secluded 2bed property-mains drains-no neighbors-riverside-no traffic

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Vigeois
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	35 m2
Plot Size:	8587 m2

IN BRIEF

Lovely stone and brick-built chalet-like property to convert to your needs : entrance with large balcony (22M2), sitting room and kitchen with three sets of french doors to access garden and balcony (11m2), bedroom (9M2), bathroom (shower) and toilet (2,8M2). Upstairs: second (bed) room of nearly 30M2. Exterior: nice balcony overlooking the land and river, spacious garden of over 8000M2 and flat around the house but also partly hill side towards the river. The large garage, accessible by the road is above the property.

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: 255 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This wonderful little property offers the best: It's very privately situated, there is no passing traffic, it has got wonderful views over the river and yet it is close (walking distance) to a village with basic amenities: bakery, butcher, groceries, weekly market, tabac, bar/restaurant, the pharmacy, the train station...

And the property has recently been connected to mains drains, too!

Inside you will have a small but lovely sitting room with a cozy log burner, a basic kitchen, a bedroom and a shower room and toilet. The spacious balcony will double the living surface on the sunny days. Upstairs is room for a second bedroom, even with a bathroom if needed after insulating the roof.

There is fibre optic cable available and you can chose to be connected to mains water or source water.

There is a large flat bit of garden with terraces around the house.

The rest of the land comprises a good part of the riverbank, half an island, a garage and the hill side leading to the river bank.

Vigeois is a lively village with basic amenities: bakery, butcher, pharmacy, fashion, la Poste, a railway station, a bar, a weekly market , a garage with workshop and a restaurant and a supermarket with petrol station.

The railway station is in walking distance (8 minutes), which provides the connection with Limoges (airport) and further north (Paris) but also to Brive la Gaillarde (airport) and further south (Toulouse and further)

There is a beautiful public lake with...