

Comfortable and spacious house: 4bed, lake, orchard: a total of 2,6 acres in a lovely calm area.



INFORMATION

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|-------------|----------------------|
| Town: | Troche |
| Department: | Corrèze |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 136 m ² |
| Plot Size: | 10556 m ² |

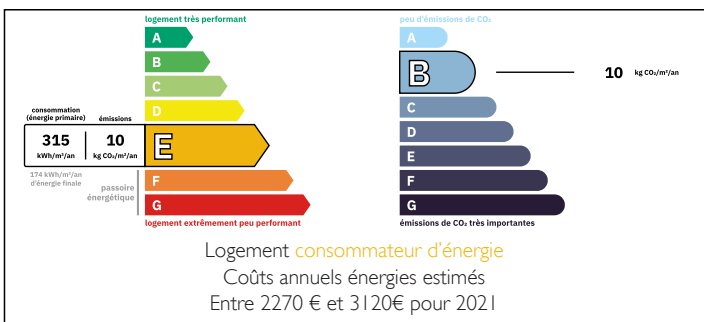


IN BRIEF

The property has its own entrance to the house, accessed via the terrace. Large L-shaped living room with french doors to the terrace overlooking the lake and a fireplace, a kitchen with entrance to the sous-sol, two bedrooms from which one has washbasin, a bathroom (bath) with washbasin and toilet. The first floor (mezzanine) offers a playroom, a study area, two bedrooms, a toilet with wash basin. The sous-sol has been partially renovated as a guest house: there already is a shower, a toilet and French doors to the garden.

Outside: dovecote, shed, henhouse, pond with a stream, orchard.

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

This lovely property offers space and tranquility, your very own (fishing) lake and orchard.

The spacious living room offers a cozy fire place and windows on three sides of the room, giving daylight every chance to come in. The french doors give access to the terrace, which is overlooking the lake.

The kitchen is big enough for a dining table.

The mezzanine, which gives the house its open and airy feel has got a large landing, now in use as playroom. There is also a little office space. The upstairs bedrooms are connected, which means you have to go through one to get to the other. They share a toilet with wash basin and there is even enough room to create a second shower room.

The house has got three entrances: through the kitchen, by the terrace and through the guesthouse/sous-sol. The sous-sol can be independent and needs finishing but the basics are there: A shower and toilet are already in place.

The closest villages is Pompadour (6 minutes by car) It has got the beautiful Château of la Marquise de Pompadour and is famous for its horse activities. You will find a supermarket, bakeries, butches, la Poste, banks, but also the bars and restaurants, a gp, pharmacy etc. Uzerche (20 minutes by car) offers a bit more: a train station with a good connection to Paris in the North and oulous (and further) in the South. Nearest airport is Limoges (±50 minutes) with regular flights to London...

LOCAL TAXES

Taxe habitation: EUR

NOTES