

Spacious, light-filled village house with terrace, workshop, well and adjoining parking space

EXCLUSIVE



INFORMATION

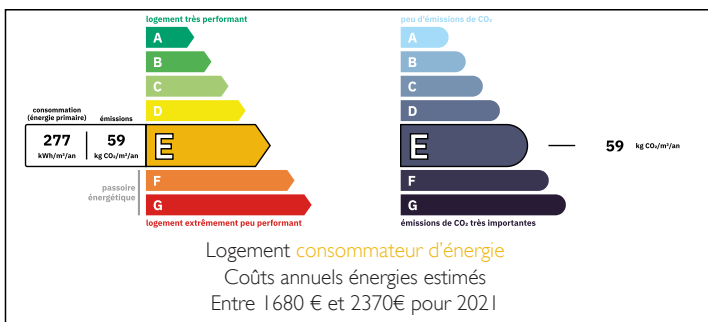
Town:	Saint-Privat
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	91 m ²
Plot Size:	45 m ²

IN BRIEF

In a pretty village in the Corrèze, in a quiet street, lovely, practical, bright town house, close to all amenities.

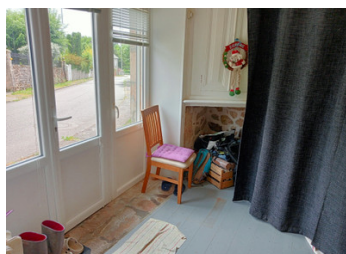


ENERGY - DPE



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: 526 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Access to the ground floor via a hall with cupboards and storage space, a vast, light-filled living room/kitchen (40m²) with fitted kitchen, inglenook fireplace and wood-burning stove. Two opposing staircases give access to the first floor which distributes two bathrooms, the first bedroom (12m², through), then a room used as a bedroom or study (11m²) with access to one of the 2 bathrooms (8m²) and a second bedroom of 10m².

Above, a 40m² attic that can be converted and is well insulated.

In the basement is a 35m² cellar with an interior well.

The house has a slate roof, double glazing, fibre optics and mains drainage. Heating system: oil-fired boiler and wood-burning stove. The two large bay windows on the ground floor are fitted with electric roller shutters, and the front door has an insulated internal blind.

Adjoining the house is a small 30m² building used for storage or as a workshop, which houses the oil-fired boiler. Adjoining this building is a dedicated parking space.

Behind it, a small 45m² long courtyard is used to store wood.

The natural and historic surroundings are remarkable (hiking, fishing, mushroom picking, historic monuments, local markets, rivers, etc.).

All amenities are nearby (school, doctor, chemist, mini-market, bus, post office, restaurant, bakery, etc.).

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