

OPEN TO OFFERS!! Railway Lover's Dream Home in Masseret, Corrèze with lovely garden, outbuildings & workshop.

EXCLUSIVE



INFORMATION

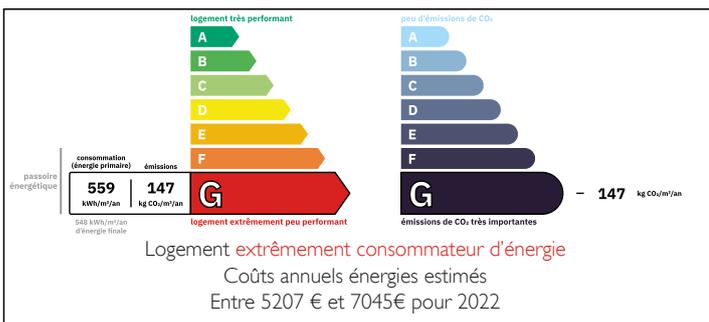
Town:	Masseret
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	810 m2

IN BRIEF

This railway barrier house in Masseret, Corrèze, sits on a 810m² plot and offers excellent renovation potential. With a spacious garden, outbuildings, and workshops, it's an ideal property for railway enthusiasts or anyone seeking a project to update and personalise.



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

Inside, the house is in need of some updating. The kitchen, which is 15.5m², has a tiled floor, electric oven, and gas hob

. The living room, measuring 12.2m², is a decent size and offers a simple, bright space. There is also a ground-floor bedroom (14.2m²), a shower room (4.8m²), and a separate WC.

Upstairs, there are two bedrooms—one is 12.5m² and the other is 15.9m².

Outside, the property has a well-maintained garden with plenty of space. There are outbuildings and workshops, which could be used for storage, hobbies, or additional workspace. The property has a new mains drains installation.

The house is close to the railway tracks, and only a few mins from Masseret train station which is ideal for those travelling between Limoges and Brive la Gaillard. The leisure lake at Masseret is also close by and offers a great location for enjoying the beach and swimming.

This home offers a solid base for anyone looking to make it their own, with plenty of space and the opportunity to modernise it according to your taste.

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

LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

NOTES