

--UNDER OFFER-- Cute 3bed/2bath fermette-flat garden on 1546M2+bread oven + barn on separate plot of 2132M2.

EXCLUSIVE



INFORMATION

Town:	Eyburie
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	3672 m2

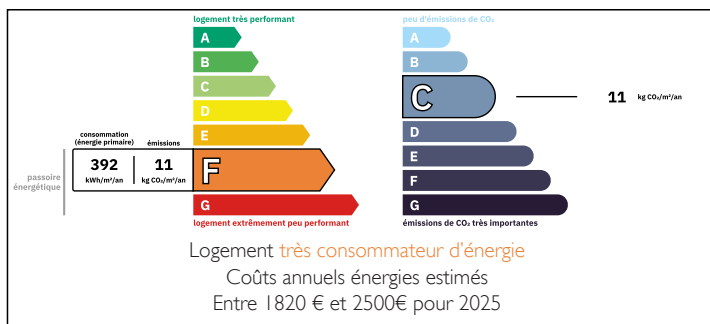
IN BRIEF

Lovely house comprising on garden level: entrance in the open plan kitchen with fire place, sitting room, bedroom, bathroom with shower, wash basin and toilet.

Upstairs two large bedrooms, office space, bathroom (shower, wash basin and toilet) Outside you will have access to the cellars on ground floor level, a fat garden above it with fruit trees and a terrace. On a separate plot is a barn with an attached piggery and a plot of flat land.



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

Snap it up! This lovely property with its magnificent view is holiday home-ready and could be even an excellent for ever-home with a few upgrades: installing double glazing being the most practical and efficient since the electric wiring has been redone in November 2024 and a new hot water tank was installed at the same time.

The garden around is flat, the attached bread oven can be used straight away.

Imagine sitting on the terrace, overlooking the country side with a coffee or a glass of something enjoyable!

There is a cellar to store the garden furniture, you (home made) jams, wines etc.

The barn on a separate plot of land offer the possibility to store a lawn mower, the car and lots of other things you'd like to keep. The field behind it can be used as an orchard, a vegetable garden, a play field or a beautiful flowery meadow.

The nearest village will be Uzerche at about 10 minutes by car: it offers bakeries, 2 larger supermarkets, bars and restaurants, a gallery, a vet, a cinema, DIY-shops, a medical center, aqua-gym, a summer pool, the river of course AND the train station in Uzerche (15 minutes on foot) will connect you to the larger cities around. Get on it at 08.00h and arrive in Paris just after 12.00h! Go shopping and return at your home at \pm 23.00h

Access to the A20 (Brive-la-Gaillarde and Toulouse in the South and Limoges, Rochechouart and Paris in the North)...

LOCAL TAXES

Taxe foncière: 344 EUR

Taxe habitation: EUR

NOTES