

Rare! Heights of Tulle: beautiful, light bourgeoise house, large plot of land, terrace with exceptional views

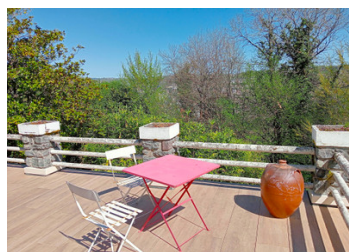


INFORMATION

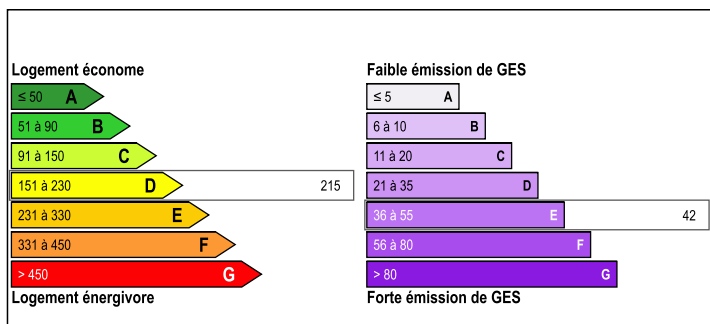
Town:	Tulle
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	7130 m2

IN BRIEF

Rare: magnificent middle-class house in quiet location with commanding views over Tulle. Very good quality finishings and fittings, spacious, light-filled rooms, large terrace with stunning views, lovely wooded and fenced garden with vegetable patch, fruit trees and relaxation areas. Just 1 km from all amenities, yet in a quiet location!

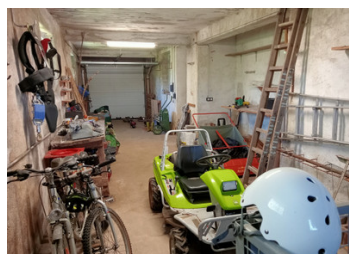


ENERGY - DPE



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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 superb house is in excellent condition, with all fixtures and fittings of excellent quality - there is no need to renovate.

On the ground floor; the entrance hall (12m²) leads to a beautiful modern fitted kitchen (12.5m²), a magnificent living-dining room of 52m² with wood burner and pellet stove; the living room gives access to a small sitting room of 10m² and opens directly onto a sumptuous terrace of 60m² with dominant views over Tulle and the greenery.

The entrance hall has a large storage cupboard and a toilet.

On the first floor (solid wood parquet flooring): a magnificent, spacious hallway leads to 4 very bright bedrooms, one of which is 18m² and has an en suite bathroom (the other 3 bedrooms are 17.5m², 14m² and 11m²), a room used as a study (10m²), a bathroom and a toilet.

Above, a convertible attic with a floor area of 90m². The basement (under concrete slabs) is on the garden level and includes a garage with motorised door (3 cars in a row), a room used as a laundry room and space for the boiler, and other well-insulated rooms on the ground floor used for storage or as a workshop.

Sewage system: mains drainage

Heating system: Atlantic natural gas condensing boiler, 13 kW Palazetti pellet stove and wood burner.

The house has a tiled roof and is fitted exclusively with double glazing.

The magnificent 7310m² grounds, planted with trees and fencing, include a vegetable garden, fruit trees (5 apple trees, 1 cherry tree, 1...

LOCAL TAXES

Taxe foncière: 2700 EUR

Taxe habitation: EUR

NOTES