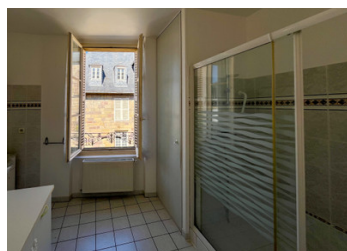


Rare Gem in the Heart of Brive – 100m Luxury Apartment



INFORMATION

Town:	Brive-la-Gaillarde
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	0 m2



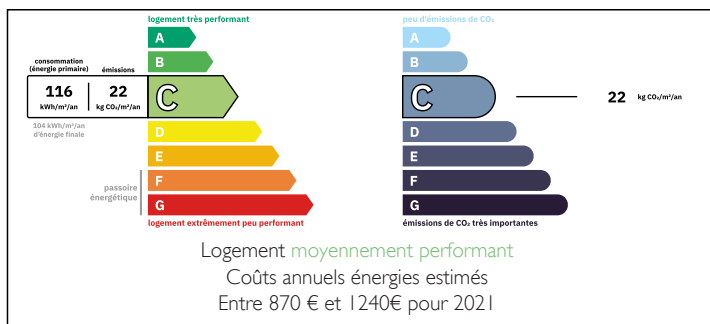
IN BRIEF

Brive-la-Gaillarde, a city of history and charm, perfectly balances urban dynamism with a relaxed lifestyle. Nestled in one of the most sought-after streets of the hyper-centre, this 100 m² high-end apartment, designed by an architect in the 2000s, seamlessly blends historic prestige with modern comfort.

From the moment you step inside, you are greeted by generous spaces, noble materials, and abundant natural light. The 40 m² living-dining area, with an impressive 2.70 m ceiling height, exudes elegance. The 10 m² separate kitchen, with the option to open it to the living space, offers both functionality and conviviality.

The night area features two bedrooms (12 and 14 m²), an integrated closet, a 6 m² bathroom, a separate WC, a laundry room, and an optimized hallway. PMR accessibility, elevator, individual

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

Brive-la-Gaillarde, a city rich in history and character, offers an exceptional living environment, blending urban energy with a relaxed lifestyle. Nestled in the heart of its highly sought-after city center, this 100 m² luxury apartment is a rare find. Designed and renovated by an architect in the 2000s, it seamlessly combines the prestige of historic charm with modern comforts.

From the moment you step inside, the elegance is undeniable: spacious volumes, high-end materials, and abundant natural light. The 40.45 m² living room boasts a 2.70 m ceiling height, enhancing the sense of space and refinement. This reception area is perfect for entertaining or simply enjoying a luxurious daily life.

The separate 10.08 m² kitchen, which can be opened to the living room, is both functional and spacious, allowing for enjoyable cooking while maintaining connection with the main living area. The apartment features two bedrooms (12 m² and 14 m²), with the larger one including a built-in wardrobe.

The 6 m² bathroom is stylishly designed for both comfort and practicality. Additional features include a separate WC, a 2.67 m² laundry room, and a 10 m² hallway, optimizing circulation throughout the apartment.

This high-end apartment offers exceptional amenities: wheelchair accessibility, an elevator, individual heating, and a modern sewage connection. The majority of the residents in this well-maintained building are homeowners, ensuring a peaceful and stable living environment.

Another highlight: a private 7 m² cellar, perfect for storage. The exclusive building, with only 8 units, guarantees a private and serene atmosphere.

A city...

LOCAL TAXES

Taxe foncière: 1371 EUR

Taxe habitation: EUR

NOTES