

## Character village property



EXCLUSIVE

## INFORMATION

Town:	Eygurande
Department:	Corrèze
Bed:	5
Bath:	1
Floor:	208 m <sup>2</sup>
Plot Size:	1745 m <sup>2</sup>

## IN BRIEF

Situated in the centre of the town of Eygurande, you will find this large family home, close to services including small Spar shop, bank, tabac, hairdressers, vets, doctors, school and pharmacy.

Ussel – 20 km

Meymac – 39 km

Skiing, Puy de Sancy (Le Mont Dore) 44 km

Puy-de-Dome – 65 km

Lyon Airport - 291 km

Bordeaux-311 km

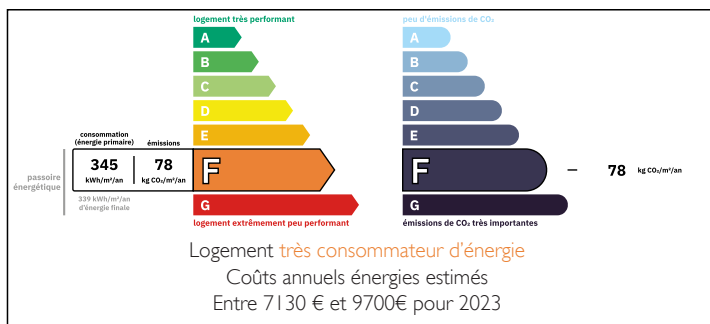
La Rochelle - 366 km

Paris-471 km

Access to A89 Motorway– to Bordeaux and Lyon



## 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

### Property Description:

Upon entering the house through the front door, you are greeted by a charming hallway with rich wood paneling and a beautiful natural stone floor. To the left, you'll find the inviting dining room (24 m<sup>2</sup>), and to the right, a spacious sitting room (27 m<sup>2</sup>), currently used as a cozy office/study. At the end of the hallway, you'll find the fuel oil boiler room on the left, and a vaulted cellar (12 m<sup>2</sup>) on the right, offering ample storage space. A door at the end leads to the garden and garage area.

Both the dining and sitting rooms feature stunning floor-to-ceiling wood paneling, with the ceilings supported by elegant oak beams, adding a sense of warmth and character.

From the dining room, step into the well-appointed fitted kitchen (9.5 m<sup>2</sup>), which also has a side door that opens to a porch leading out to the garden and garage area.

### First Half Landing:

- \* Bedroom 1 (9.5 m<sup>2</sup>)
- \* WC
- \* Dressing room

### First Floor:

- \* Bedroom 2 (16.8 m<sup>2</sup>)
- \* Bedroom 3 (12.8 m<sup>2</sup>)
- \* Bathroom (8.3 m<sup>2</sup>)
- \* Separate WC
- \* Spacious sitting room (31.3 m<sup>2</sup>) – perfect for family gatherings or relaxation.

### Second Half Landing:

- \* Bedroom 4 (11.7 m<sup>2</sup>)
- \* Bedroom 5 (15 m<sup>2</sup>)
- \* Stairs leading to the expansive attic.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES