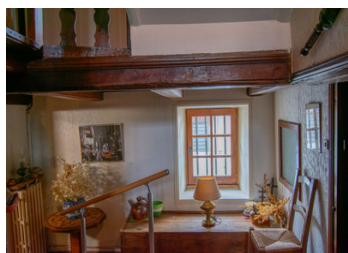


Character village property



INFORMATION

Town:	Eygurande
Department:	Corrèze
Bed:	5
Bath:	1
Floor:	208 m2
Plot Size:	1745 m2

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, post office, bank, tabac, hairdressers, vets, doctors, school and pharmacy.

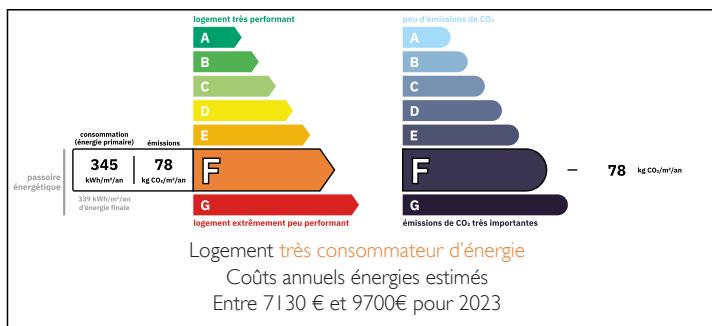
Ussel – 20 kms

Meymac – 39 kms

Puy-de-Dome – 65 kms

A89 – 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.



LOCAL TAXES

Taxe foncière: 407 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

As you walk into the house from the front door, you enter the hallway with its wood panelling and natural stone floor. To the left you will find the dining room (24 m²) and to the right the sitting room (27 m²) currently used as an office/study. The fuel oil boiler room (left) and a vaulted cellar (12 m²) (right) are at the end of the hallway and a door leading to the garden and garage area.

The dining room and sitting room have wooden panelling floor to ceiling, the ceilings are supported by oak beams.

From the dining room you walk into the fitted kitchen (9.5 m²). There is a side door opening with porch out to the garden/garage area.

First half landing:
Bedroom (9.5 m²), WC, Dressing room

First Floor:
Bedroom 2 (16.8 m²)
Bedroom 3 (12.8 m²)
Bathroom (8.3 m²)
Separate WC
Sitting room (31.3 m²)

2nd half landing
Bedroom 4 (11.7 m²)
Bedroom 5 (15 m²) and stairs to the attic.

The attic (116 m²) could be converted into additional bedrooms.

Outside at the rear of the house there are 2 adjoining double garages.

Garage 1 (42.3 m²) has a maintenance pit and adjoining small workshop (22.3 m²)
Garage 2 (26.3 m²)

Both garages have electric roller doors and there is a separate access drive to the road.