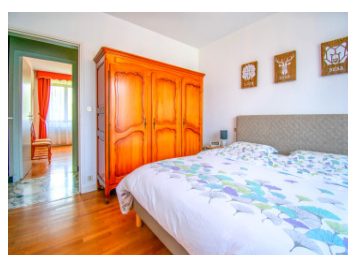
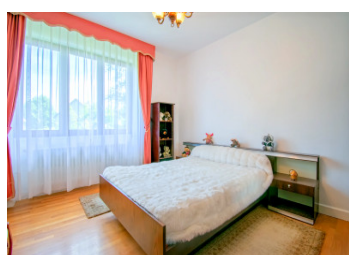
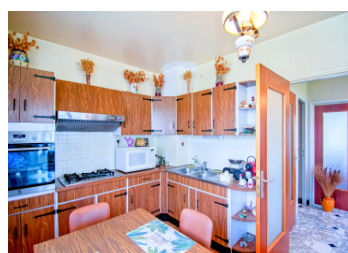


Detached house close to Bugeat in quiet residential area with houses of similar style



## INFORMATION

Town:	Bugeat
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	122 m <sup>2</sup>
Plot Size:	1080 m <sup>2</sup>

## IN BRIEF

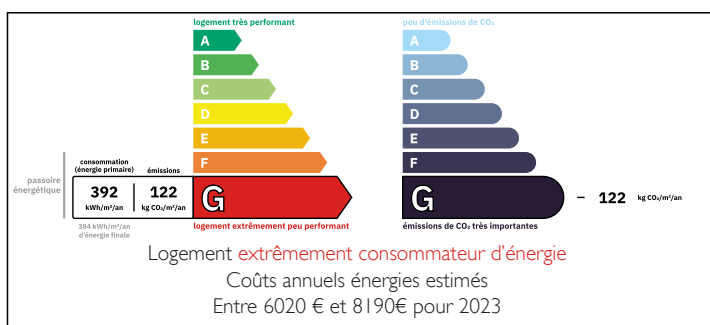
Located on the Plateau de Milleval, Bugeat is a rural town and boasts a full range of shops, a bank, craftsmen and medical services. It also benefits from the facilities of the Espace 1000 Sources departmental sports centre, with its football, rugby and basketball pitches, two large sports halls, a host of modern facilities and a hotel.

Nature lovers and sports enthusiasts will appreciate the many hiking trails, sports circuits and golf course. Families will love the picnic tables on the banks of the Bugeat lake and the mini tree-climbing course. As for its old stone buildings (14th-century church with its bell tower and Gallo-Roman remains), they will delight history buffs.

The commune of Bugeat benefits from a train station travelling to Limoges and beyond.

Limoges (with airport): 1 hour

## 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

There are two gateways to the house, one to the house, and one to the garage.

In the basement there is a garage, a workshop, a boiler room and two further useful storage rooms, which could be used as a utility room.

From the entrance hall, you will find to the left a kitchen with fitted kitchen including hob and oven, and to the right a spacious lounge/dining area with large windows and a balcony area. There are two bedrooms, a shower room, and separate WC further along the corridor.

On the second floor there are two further bedrooms and a shower room. Also there is a useful attic space of 54m<sup>2</sup> which wraps around these three rooms.

The garden is well established with trees and shrubs and is fully enclosed.

Basement

Garage – 32m<sup>2</sup>

Boiler room – 10m<sup>2</sup>

Workshop – 13.7m<sup>2</sup>

Two further spaces of 11.4m<sup>2</sup> and 15.2m<sup>2</sup>

First Floor

Kitchen – 12.29m<sup>2</sup>

Lounge/dining room – 26.12m<sup>2</sup>

Shower room – 7.57m<sup>2</sup>

Bedroom 1 – 13.53m<sup>2</sup>

Bedroom 2 – 15.06m<sup>2</sup>

WC

Second Floor

Bedroom 3 – 11.86m<sup>2</sup>

Bedroom 4 – 11.51m<sup>2</sup>

Shower room – 3.9m<sup>2</sup>

If you would like further information and more photos please contact Sheila Jackson, the agent.

## LOCAL TAXES

Taxe foncière: 1430 EUR

Taxe habitation: EUR

## NOTES