

UNDER OFFER-Village house with large entrance and reception room, 5 bedrooms, lounge, wc and kitchen.



## INFORMATION

Town:	Chamboulive
Department:	Corrèze
Bed:	5
Bath:	0
Floor:	266 m2
Plot Size:	400 m2

## IN BRIEF

Stone village house, authentic French property in Corrèze to renovate, electric and water connected, also connected to mains drains. An exceptional opportunity to secure a spacious property with flexible living areas, situated in the centre of the village close to the church and local commerce.

Would make a great family home also potential for a bed and breakfast, caravan on site that is free for the next owners if they desire.



## ENERGY - DPE

DPE not required.

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

Located in the village of Chamboulive, this stone house was once the home to the village ballroom. Entering the ground floor there is a large entrance room ideal for a lovely kitchen lounge and dining room.

The staircase leads to the first floor where there are four bedrooms of 14.75, 13.30, 15.50 and 13.90 metre square. The kitchen is 15 metre square and a lounge of 20 metre square. There is a WC on this floor. The kitchen and lounge could be converted to other bedrooms and a bathroom .

The staircase leads onto the attic where there is an attic space of 58 metre square , there is a bedroom of 11.50 metre square and a room attached with a wash basin of 8.50 metre square.

All the floors in the property are the original character parquet.

There is a small garden of 400 metre square which makes it easy to maintain?suitable for a terrace, kitchen garden.

The property is located 30 minutes from Tulle, 40 minutes from Brive and 50 minutes from Limoges.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 152 EUR**

**Taxe habitation: EUR**

## NOTES