

Old farmhouse 72 metre square, 2 bedrooms, lounge, kitchen, bathroom, WC, laundry, garage and land.



## INFORMATION

Town:	Saint-Salvador
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	68 m2
Plot Size:	8021 m2

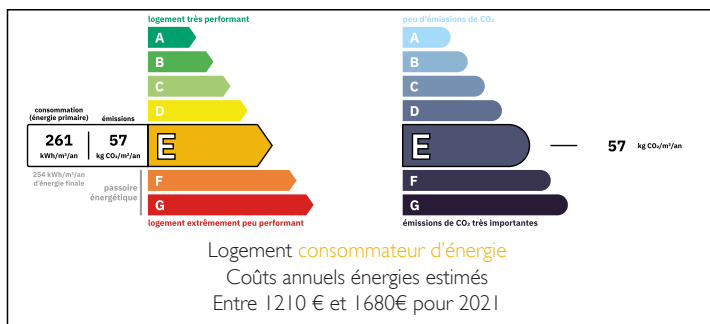


## IN BRIEF

Country farmhouse located in a small hamlet in the commune of St Salvador.

The property has a rustic atmosphere and maintains many original features, having been renovated in 1995, it needs some updating but is liveable right away, with land attached to the front and rear of the property of 8021 meter square, sufficient for animals and growing produce.

## 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:** 613 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

On entering the property the kitchen which is fitted includes, hob, oven and dishwasher 13 meter square with fireplace, this leads to the lounge with double doors to outside and original beams and is 27 meter square. The floors in the kitchen and lounge are parquet. The two bedrooms lead off the lounge the first bedroom has double aspect windows, built in storage and is 13 meter square, the second bedroom also has built in storage and is 11 meter square, the bathroom and separate WC also lead off the lounge the bathroom with shower, wash basin and bidet is 5.5 meter square.

All the windows are double glazed.

The laundry/ summer kitchen is accessed from outside and adjoins the house 25 meter square, it also houses the gas boiler. There are stairs leading off to the attic which is 110 meter square, this is insulated above the house and has the potential to add extra bedrooms, bathrooms, games room.

The double garage is 50 meter square.

There is a cave for storing wine and preserves, a wood shed and a small shelter in the garden.

All surrounded by 8021 meter square of land.

There is a driveway with parking for four cars.

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