

Lovely renovated 3/4 bed fermette in a lovely area: An attached barn, a flat and fenced garden, a well

EXCLUSIVE

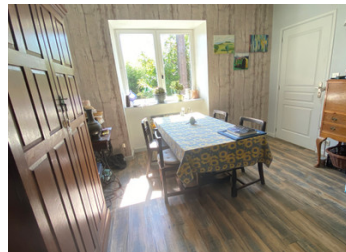


INFORMATION

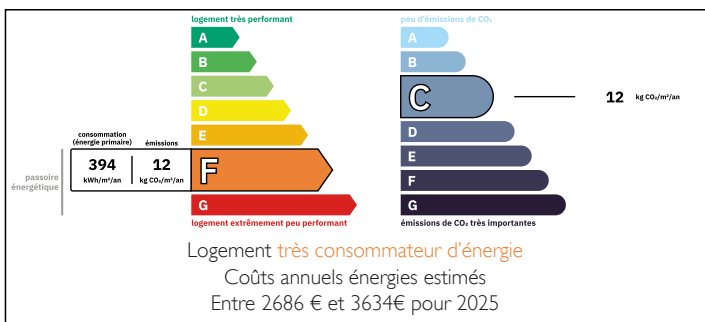
Town:	Peyrissac
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	1364 m2

IN BRIEF

Lovely fermette: entrance into the livingroom with large stone fire place and log burner, equipped kitchen to the right, dining room to the left (could be a bedroom). Bathroom (shower and washbasin) and separate toilet. Upstairs: two double bedrooms, one single bedroom (now workshop, could be a second bathroom) Attached barn, garden of nearly a 1000M2 (2,4 acres) and a well

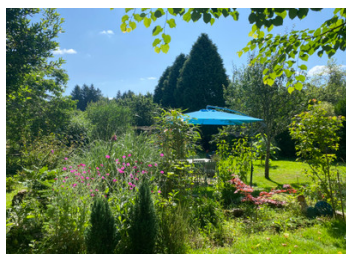
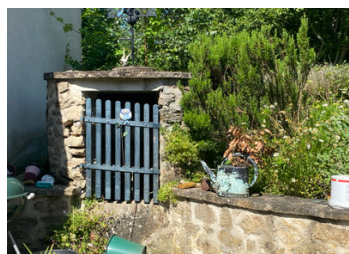


ENERGY - DPE



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 habitation: EUR

DESCRIPTION

This is a lovely property, situated in a calm little hamlet. It could be a great holiday home as well as a permanent residence. It has a lovely fenced garden of nearly 2,5 acres, an attached barn as a garage, workshop, storage... The barn can even be (partly) converted into extra habitable space and as such make the house larger.

You will have friendly and active villages around: Treignac, Le Lonzac, Chamberet, Uzerche with most amenities, sportive activities, flea markets, festivities etc.

Le Lonzac and Treignac are at \pm 7 minutes by car, Uzerche (train station, cinema, medical facilities, restaurants and bars) is at \pm 20 minutes. Access to the A20 in about 25 minutes.

Limoges airport is at \pm 90 minutes with regular flights to (amongst others) the UK: London Stanstead & Gatwick, Southampton, Leeds/Brandford, Bristol, Nottingham and Manchester.

Why wait...?

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

NOTES