

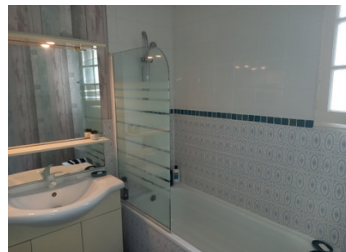
Country house 2 bedrooms, kitchen, bathroom, lounge/dining room, bathroom and wc surface area 86m2 land 8287m2

EXCLUSIVE



INFORMATION

Town:	Affieux
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	86 m2
Plot Size:	8287 m2

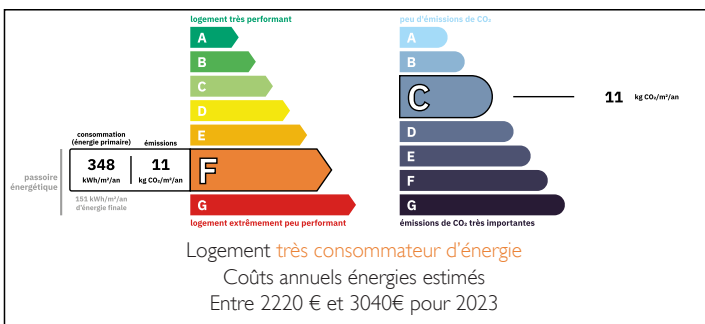


IN BRIEF

Very nice bungalow in excellent condition with 8287m2 of meadow and woodland around it, including a source and stream.

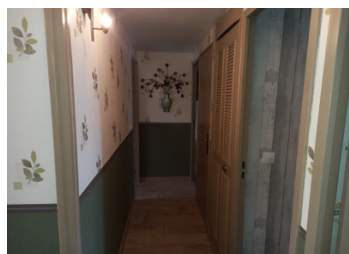
Entrance and corridor with on the left the sitting-dining room with 2 french doors, kitchen at the back overlooking the field, bathroom and separate toilet at the end of the corridor, two bedrooms to the right, one at the front, one at the back. Views!

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

Looking for a perfect holiday home or a permanent 'get-away-from-it-all'?

This nice bungalow has got what you need: space, light, views, a bit of woodland and a good size meadow. It is conveniently situated in the triangle formed by Uzerche (the pearl of the Limousin, 25 mnts), vibrant Le Lonzac (10 mnts) and historic Treignac (6 mnts)

It has recently had a make-over, what made it light and neat and ready to welcome you. Just put your suitcase down and start enjoying the French country-side and country life.

You will find a spacious living/dining room to the left, a kitchen behind it, two good-sized bedrooms at the right, a bathroom and a separate toilet in the middle. All floors are tiled and the windows are single glazed.

Outside, you will find an East-facing lawn in front of the property, perfect for outdoor breakfasts. You will find fruit trees and parking space on the drive at the left of the property. The meadow is at the back (South-facing) and is surrounded by the woodland.

The property is situated on a small and quiet country lane which leads to the road to Treignac (supermarket, vet, bar, restaurant and the beautiful lake \pm 10 mnts) and Uzerche (Train station, vet, cinema, supermarkets, shops \pm 20 mnts) and Le Lonzac. (\pm 10 mnts)

Brive-la-Gaillarde with airport is at \pm 45 minutes

Limoges with airport \pm 60 minutes

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

LOCAL TAXES

Taxe foncière: **490 EUR**

Taxe habitation: **EUR**

NOTES