

Lovely 3bed house in 3,7 acres: field-orchard-woodland-well-recent barn-bread oven. New roof! Quiet location

## EXCLUSIVE



## INFORMATION

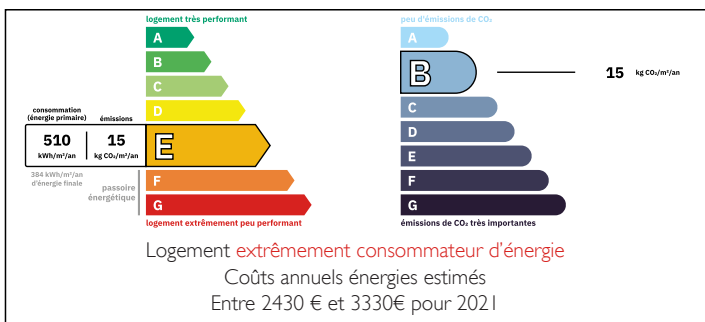
Town:	Rilhac-Treignac
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	0 m2
Plot Size:	15200 m2

## IN BRIEF

Lovely 3bed house with recently replaced roof tiles comprising on the ground floor: open-plan kitchen with access to the garden, an open fireplace and insert log burner in the living/dining room, integrated closet space, a lounge with access to a balcony, the 'master' bedroom, a new shower room and separate toilet. Cellar access under the stairs. The attic offers two bedrooms and storage space. Surrounding grounds with outbuildings: a modern barn and old bread oven which is almost ready to be converted into a guest cottage. The 1.5-hectare grounds include an orchard, a meadow and woods and even a well. You can cut your own wood! The asking price includes bringing the septic tank up to current standards.

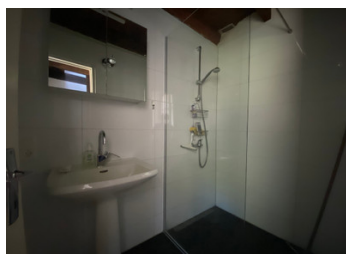


## ENERGY - DPE



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:** 512 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The nearest village with an active community and basic amenities is Chamberet at  $\pm$  5 minutes, offering a supermarket, a bar, a bakery, a restaurant, la Poste and take-outs: pizza and kebab, but also a pharmacie, DIY, garden center, an Arboretum and sportive activities.

Treignac isn't far away and offers a fantastic public lake for swimming, canoeing and even para-gliding!

The nearest train station and bigger shopping will be found in Uzerche at  $\pm$  20 minutes (2 larger supermarkets, a vet, bars and restaurants, cinema, medical center etc at and

The A20 (Limoges to Paris and Brive-la-Gaillarde to Toulouse) is at  $\pm$  20 minutes.

The nearest airport is Limoges at  $\pm$  60 minutes with regular flights to the UK: London Gatwick, Southampton, Bradford/Leeds, Nottingham, Bristol and Manchester.

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