

—UNDER OFFER— Lovely house-two floors-shop-garden, garage&storage and river view in lively Uzerche

EXCLUSIVE



INFORMATION

Town:	Uzerche
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	182 m2
Plot Size:	377 m2

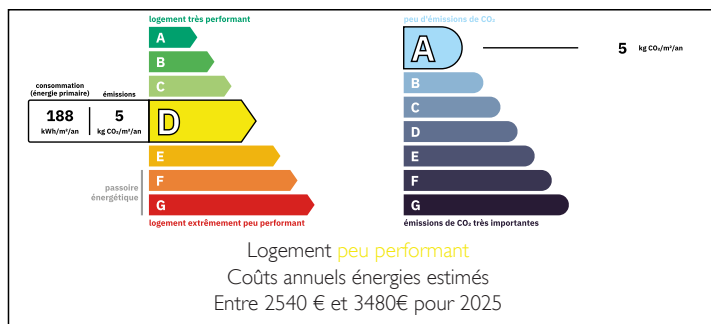
IN BRIEF

This 'Maison Bourgeoise' in the center of lively Uzerche offers heaps of potential.

It comprises on the ground floor, a large shop (77M2 with separate entrance) that includes a kitchenette, a toilet and storage room. The wooden stairs lead up to the first floor which has a large salon/dining room with a cosy wood burner, a double bedroom, a study/bedroom with balcony access, an airy kitchen with balcony access, a bathroom and separate toilet. On the second floor you will find a large kitchen/salon, a further three double bedrooms and a well appointed bathroom (shower with a view and a toilet) There is a very big cellar with space for parking, storage, a workshop and utility room. There is also a convertible attic space. A large flat garden on two levels with fruit trees, dining areas and river...

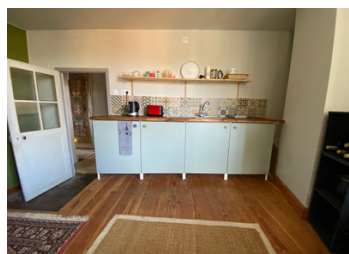


ENERGY - DPE



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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

This lovely large town house with 182M2 of habitable surface has one foot in the beautiful old town of Uzerche and the other in the stunning valley of the Vezere river. The imposing facade looks out into one of the main squares on the edge of the medieval centre with shops, bars and restaurants on the doorstep . At the rear, the stunning double balconies offer views of the river valley and from the garden, la Fete Nationale fireworks can be enjoyed, lighting up the traditional pepperpot towers of the old town. The living space is adaptable for use either as a single home with family or ample guest accommodation, or with the second floor usable as a separate apartment with shared access from the first floor. The first floor principal rooms are spacious, the salon has a lovely brick and wood fireplace with a recently installed wood burner, the dining area can seat a large group for convivial parties and family dinners. The kitchen is bright and functional with lots of storage, with French doors to the balcony. Also on this floor is a large cosy bedroom at the front of the house with a walk-in closet adjacent, a study/bedroom with garden view and balcony access, a bathroom (bath, bidet, sink) and separate toilet. The second floor has a further three bedrooms, from which two are at the front of the house, and the third one with access onto the top balcony at the back...

LOCAL TAXES

Taxe foncière: 2800 EUR

Taxe habitation: EUR

NOTES