

Ideal for a bed and breakfast: a magnificent, fully equipped townhouse close to all amenities



INFORMATION

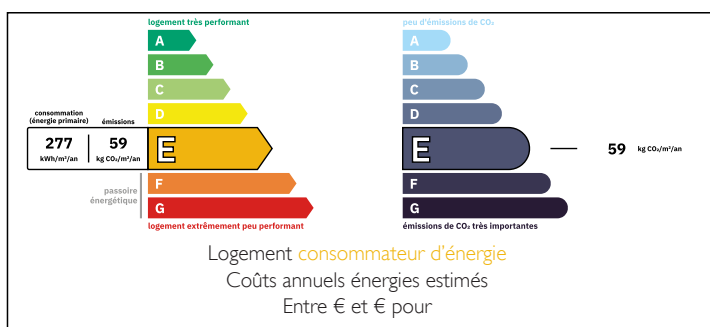
Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	4
Bath:	4
Floor:	235 m2
Plot Size:	1712 m2

IN BRIEF

Ideal for a guesthouse, a second home or a large family: a large, tastefully modernised townhouse featuring 6 spacious bedrooms and 4 bathrooms. Beautiful, fenced-in grounds with mature trees, a small above-ground swimming pool and a pond. Built on a single level, this highly practical property is situated within walking distance of all amenities and just 1 km from a magnificent 568-acre lake offering a wide range of leisure activities.

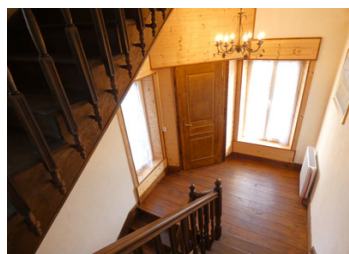
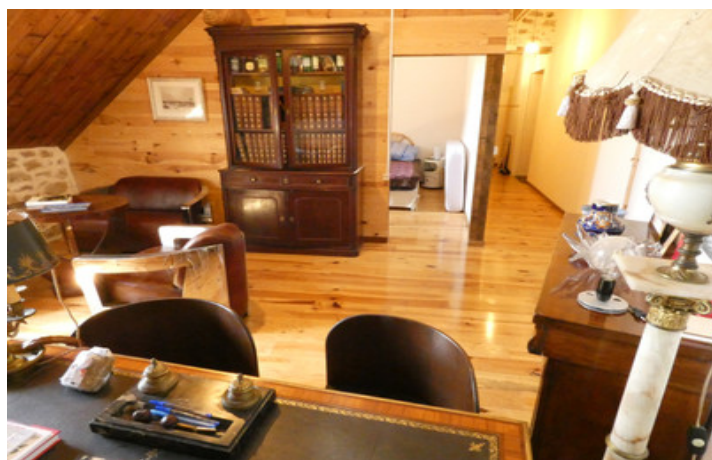


ENERGY - DPE



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

Close to all amenities, a spacious, bright and very well-appointed townhouse featuring double glazing, electric roller shutters, a fitted kitchen, fibre broadband, smoke detectors, hardwood flooring and solid wood doors, a balcony and terraces, a small above-ground swimming pool and a pond, a garden and ample parking.

On the ground floor, the hallway leads to a beautiful 36m² living/dining room, a fitted kitchen with a breakfast nook (19m²), a bathroom (7.5m²), a bedroom (12m²), and a hall with access to the terrace and the first floor.

On the first floor, the hallway leads to a 20m² bedroom with a shower room, a 12m² bedroom with a washbasin, a 15m² bedroom with a balcony, and an 11m² bedroom.

On the second floor, the loft has been tastefully converted to include a small shower room, a magnificent 18m² attic office with a small sitting area, a 10m² bedroom and 36m² of attic space.

Basement: 80m² comprising a utility room, wine cellar, workshop, COMBITHERM 3000 series oil-fired boiler and an internal well.

Heating system: oil-fired central heating + wood-burning stove.

Sewage system: mains drainage.

This property is situated 17km from Egletons, 25km from Tulle, 26km from Argentat-sur-Dordogne, 70km from Brive-la-Gaillarde Airport and 120km from Limoges Airport.

The natural surroundings are stunning, with numerous hiking trails, a 230-hectare lake and a wide range of leisure activities (beaches, water skiing, kayaking, fishing, tree-top adventure courses, sailing, etc.). The historical surroundings are equally impressive, featuring castles, churches and historic architecture.

Information about risks to which this property is exposed...

LOCAL TAXES

Taxe foncière: **680 EUR**

Taxe habitation: **EUR**

NOTES