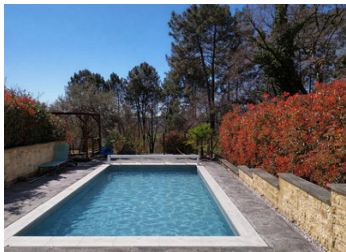


Modern Single-Storey Home with Saltwater Pool and Landscaped Grounds Close to All Amenities



INFORMATION

Town:	Brignac-la-Plaine
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	115 m ²
Plot Size:	4956 m ²

IN BRIEF

In Brignac-la-Plaine, at 15 minutes from Brive (19) and in immediate proximity to Terrasson (24), this single-storey property of 115 m² enjoys a prime location, offering a peaceful setting while remaining close to the amenities.

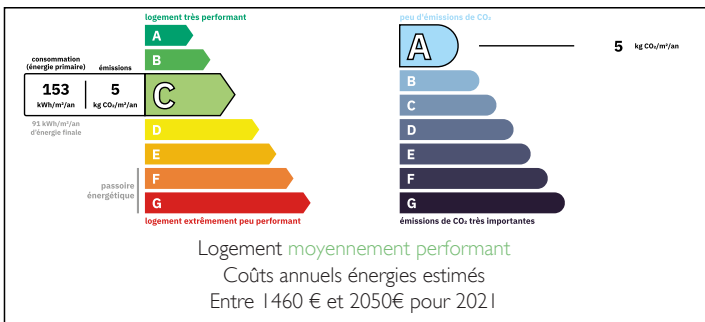
Built in 2013, the property features modern fittings and finishes.

The main living area of 40 m² is filled with natural light thanks to its large bay windows, and is complemented by a contemporary, fully equipped open-plan kitchen, designed for convivial moments.

The sleeping area comprises four bedrooms, including a suite with an Italian-style walk-in shower, making it ideal for a family with children.

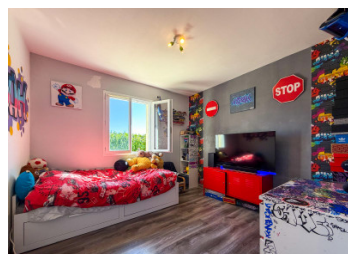
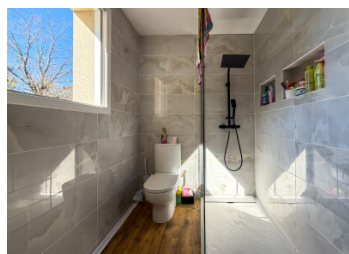
Outside, you will benefit from a 4900 m² plot, along with a little pool house and a swimming pool installed in 2020.

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

Located in the highly sought-after commune of Brignac-la-Plaine, at the crossroads between Terrasson-Lavilledieu and Brive-la-Gaillarde (just 15 minutes away), this single-storey property enjoys a strategic setting in a peaceful, residential and green environment, while remaining close to main roads and essential amenities (shops, bakery, school).

Built in 2013, this single-level home offers approximately 115 sqm of living space and features a modern, functional layout that has been meticulously maintained. Every aspect has been designed to provide comfort, ease of living and abundant natural light.

The generous 38 sqm living area stands out for its brightness, enhanced by large openings leading onto the garden and a private, unoverlooked terrace. The well-balanced volumes create a harmonious separation between the different living spaces.

The lounge and dining area open onto a contemporary, fully equipped kitchen, both practical and inviting, featuring a dining space ideal for sharing moments with family and friends.

The night area comprises four comfortable bedrooms ranging from 9 to 11 sqm, suitable for family living or versatile uses such as a home office or guest room. One of these is a master suite with its own private space, including a walk-in shower and a separate WC, offering both comfort and privacy.

The property benefits from a good level of modern comfort, including underfloor heating, a wood-burning stove creating a warm atmosphere in winter, and reversible air conditioning in the living room. It also features double-glazed windows and electric roller shutters, ensuring efficient insulation and optimal comfort throughout the year...

LOCAL TAXES

Taxe habitation: EUR

NOTES