

Town centre 2 bed house to renovate with garden, garage & hangar, Lubersac walking to shops & schools



INFORMATION

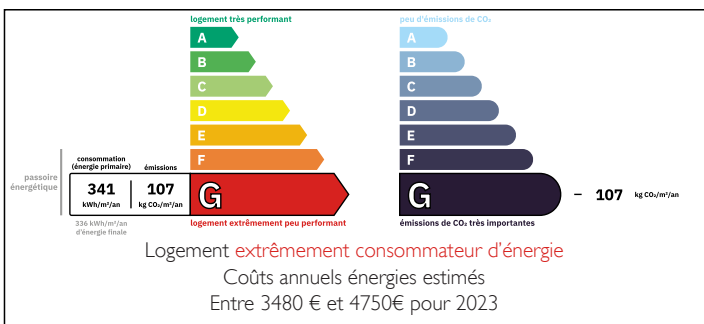
Town:	Lubersac
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	327 m2



IN BRIEF

Located in the heart of Lubersac, within easy walking distance of shops, schools and amenities, this spacious property offers a fantastic opportunity. With generous living areas, a large kitchen-diner and excellent outdoor space, it's ideal for anyone looking to create a home to their own style in a highly convenient location.

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

Situated in the centre of the popular town of Lubersac, this property enjoys a highly sought-after location with everything on the doorstep, including shops, schools and daily amenities within walking distance.

The ground floor features a spacious 25m² living room, filled with potential as the main family space. To the rear, a veranda opens directly onto the garden and includes a shower room and separate WC, offering practical everyday convenience.

To the side, there is a well-proportioned 32m² kitchen-diner, complete with tiled flooring, central island, electric hob and extractor fan — providing a strong foundation for a modern family kitchen. A utility room is located to the rear for additional storage and functionality.

Upstairs, the property currently offers two bedrooms measuring 10.3m² and 12.3m², along with a substantial 28.7m² additional room, ideal for storage, office space or future conversion depending on requirements.

Externally, the property benefits from a rear garden, a garage, and a large hangar, which could be transformed into a covered terrace or outdoor entertaining area.

While requiring finishing works, this is a great opportunity to create a comfortable home in a central and convenient location with excellent potential.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES