

Storeyed townhouse, ideally located with two 3 bed apartments, with garages and private garden(Brive centre)

EXCLUSIVE



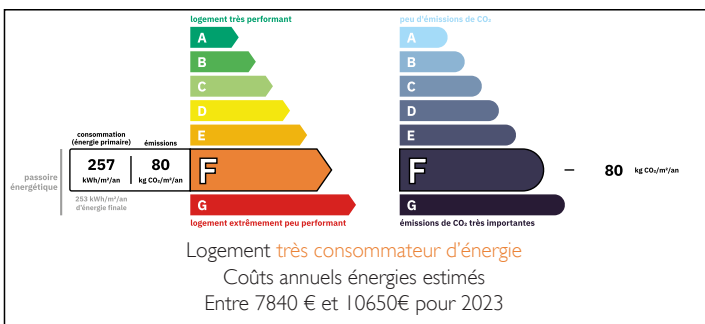
INFORMATION

Town:	Brive-la-Gaillarde
Department:	Corrèze
Bed:	8
Bath:	2
Floor:	200 m2
Plot Size:	0 m2

IN BRIEF

A townhouse on four levels, situated in the centre of Brive-la-Gaillarde, built around 1960. At street level: 2 separate garages, a utility room/boiler room and 2 staff bedrooms, one toilet with rear access to the 747m² garden. Entrance door leading to a staircase to the first floor: a 100m² flat with 3 bedrooms, a large living room, a terrace overlooking the garden, a kitchen, a toilet and a bathroom. On the second floor: a 100m² flat with 3 bedrooms, a living room and dining room, a terrace overlooking the garden, a kitchen, a toilet and a bathroom. Attic space suitable for conversion. A 747m² garden with access to the street at the side of the house; potential to install a swimming pool; Convenient location with easy access to the town's amenities, transport links and schools. Enormous potential for a project...

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

Ground floor and garden
Garage 1 – 37m²
Garage 2 – 25m²
Boiler room/Laundry room – 14m²
Maids' room 1 – 13m²
Maids' room 2 – 10m²
WC
Second floor via staircase
Entrance hall with main corridor – 11m²
Living room 38m²
Kitchen 15m²
Bedroom 1 – 14m²
Bathroom
Separate toilet
Bedroom 2 – 12m²
Bedroom 3 – 11m²
Terrace with balcony overlooking the garden
Level 3
Access via internal staircase
Entrance hall with corridor
Living room 21m²
Dining room 12m²
Terrace with balcony overlooking the garden
Kitchen 12m²
Bedroom 1 – 15m²
Bathroom
Separate toilet
Bedroom 2 – 14m²
Bedroom 3 – 10m²

LOCAL TAXES

Taxe foncière: **4498 EUR**

NOTES

Internal staircase leading to the loft, with potential to convert into a studio comprising a central corridor with an area of approximately 27m² under the eaves and a further area of 24m², also under the eaves.

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