

Practical one-storey house on a basement with a large plot of land.

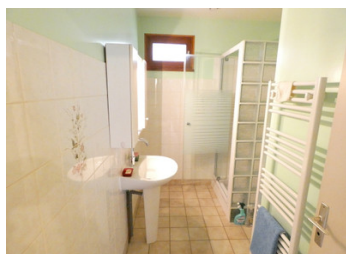


## INFORMATION

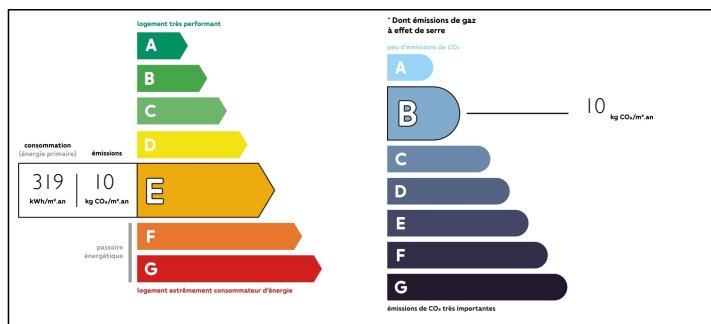
Town:	Soursac
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	8763 m2

## IN BRIEF

This pretty house built in 1989 is conveniently located close to the Dordogne river. It has been built for year-round living and benefits from an exceptional immediate environment.



## 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:

- Living room/kitchen of 27m<sup>2</sup> with insert/wood.
- 2 bedrooms of 9.5m<sup>2</sup> with electric heaters.
- A bathroom of 6m<sup>2</sup>.
- An access to the terrace of 35m<sup>2</sup>.
- A corridor and an access to the basement.

In the basement :

- Large garage of 56m<sup>2</sup>.

This house is equipped with double glazed windows, an insert/wood and electric heaters.

The sewage system (collective) is of the all-to-the-sewer type.

The land consists of 1783m<sup>2</sup> of garden and 6980m<sup>2</sup> of adjoining forest.

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

## LOCAL TAXES

Taxe foncière: 524 EUR

## NOTES