

Beautifully renovated 4bed/3bath spacious property and an elevated established garden with a view!

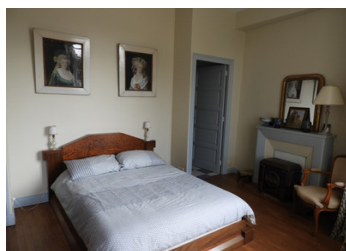
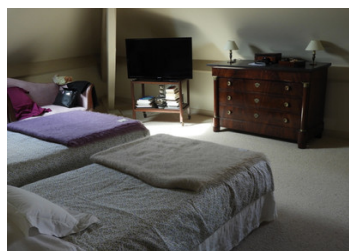


INFORMATION

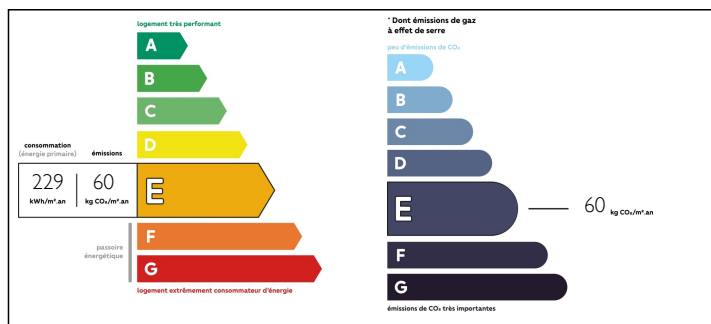
Town:	Uzerche
Department:	Corrèze
Bed:	4
Bath:	3
Floor:	142 m2
Plot Size:	1047 m2

IN BRIEF

renovated 4bed house with large dining area, sitting room, kitchen, bedroom with ensuite. On the second level three more bedrooms, a shower room and another bathroom with toilet. The house is partly double glazed, there is large workshop underneath, behind arched doors, a courtyard behind double doors, substantial high-up garden of nearly 700M2.



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

This former "Relais de Poste" has it all: The wide gates for the carriages, the courtyard, the house...Here you have found a fully renovated house , ready to move into.

It has a modern kitchen, a dining room, a sitting room, a bedroom with ensuite on the same floor. Upstairs you will find three more bedrooms and two bathrooms.

There is a large workshop behind the arched doors, offering room for parking, an atelier or maybe a business...?

The courtyard can be used as private parking, too. The garden is situated well above street-level, offering a view over the village and beyond.

The larger village of Uzerche offers bakeries, butchers (2minutes on foot!), 3 supermarkets, bars and restaurants, a gallery, a vet, a cinema, DIY-shops, a medical center AND the train station in Uzerche (20 minutes on foot) will connect you to the larger cities around. Get on it at 08.00h and arrive in Paris just after 12.00h! Go shopping and return at your home at \pm 23.00h

Access to the A20 (Brive-la-Gaillarde and Toulouse in the South and Limoges, Rochechouart and Paris in the North) in \pm 10 minutes

Brive-la-Gaillarde with its airport and shops, hospitals etc at \pm 40 minutes

Limoges, capitol of the Limousin, with airport and most amenities at \pm 60 minutes: regular flight to London Gatwick and Stansted, Leeds/Bradford, Manchester, Southampton, Nottingham and Bristol.

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

LOCAL TAXES

Taxe foncière: 1828 EUR

NOTES