

Open-plan living spaces, a balcony with countryside views and an in-ground swimming pool in a quiet location.



INFORMATION

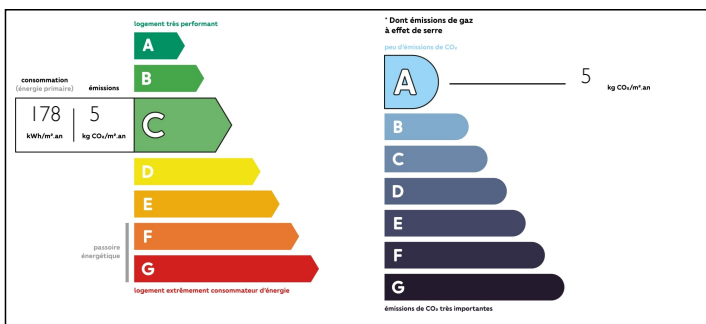
Town:	Arnac-Pompadour
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	128 m2
Plot Size:	2885 m2



IN BRIEF

Set in the village of St Sornin Lavolps close to Arnac Pompadour this modern 4 bedroom family home offers the desired open plan living-dining area with kitchen. The basement with large garage includes a bedroom with shower room. Lovely garden with a pool and terrace area.

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

The entrance from road level opens onto the lounge - dining room (37.5m²). Tiled floor, built-in cupboards.

Direct access to the balcony-terrace (16m²) with lovely views over the garden and countryside.

Open-plan kitchen (10.9m²) with wooden units, electric oven and hob. Built-in dishwasher.

3 bedrooms on this level (14m², 12m² and 11.5m²) all with wooden floors and 2 bedrooms with built-in storage.

Bathroom (7.3m²) with bath, walk-in shower, double washbasin, heated towel rail. Tiled floor.

The basement, with stairs leading from the living area, includes a large utility room.

Bedroom (23m²) including a shower room with WC and washbasin.

Garage (57m²).

NOTES

The house benefits from underfloor heating, double glazing and mains drainage.

The house is set in 2885m² of grounds with beautiful gardens and fruit trees.

In-ground swimming pool (8m x 4m) with safety railings. Superb private space to relax under the Corrèzien sun.

For more information and additional photos, please contact the agents.

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