

**-UNDER OFFER—**Lovely 3 bedroom house with unspoiled views, walled garden, garage. A must-see in the countryside.

**EXCLUSIVE**



## INFORMATION

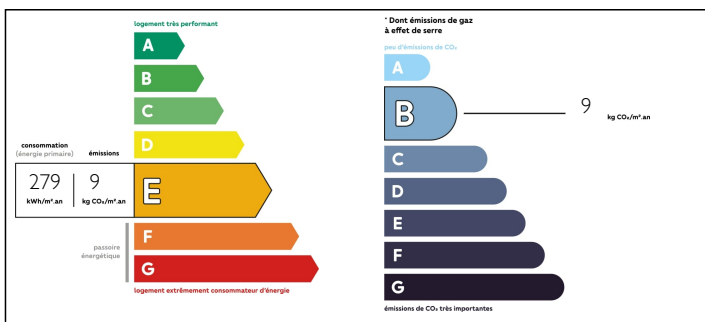
Town:	Soudaine-Lavinadière
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	4170 m2

## IN BRIEF

Single storey house. Entrance hall, open plan living area comprising sitting room, dining area and kitchen with entrance to the garage. Three bedrooms (2 are east-facing and two have built-in cupboards), bathroom (shower) and separate toilet. Attic to convert. Natural authentic stone wall of about 80cm high around the garden of 4170M2



## 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

Here you have found a beautiful single storey house with an amazing and unspoiled view. Imagine sitting on the large terrace (East), having a morning coffee or a long family dinner in summer, enjoying the wonderful views over the Corrèzian countryside!

The house was built in 2008 and is situated on a calm country lane, the second last house on this 'cul-de-sac'. It offers double glazing, a heat pump and underfloor heating. The three double bedrooms offer enough room for a family or guests and the flat garden is ready to be used as a vegetable plot or playground.

The attic above can be converted into more habitable space if needed.

The nearest village with an active community and basic amenities is Chamberet at  $\pm 5$  minutes: a supermarket, bar, bakery, a restaurant, la Poste and take-outs: pizza and kebab, but also a pharmacie, DYI, an Arboretum and sportive activities.

Treignac isn't far away and offers a fantastic public lake for swimming, canoeing and even para-gliding!

The nearest train station and bigger shopping will be found in Uzerche at  $\pm 20$  minutes (3 supermarkets, a vet, bars and restaurants, cinema, medical center etc at and

The A20 (Limoges to Paris and Brive-la-Gaillarde to Toulouse) is at  $\pm 20$  minutes.

The nearest airport is Limoges at  $\pm 60$  minutes with regular flights to the UK: London Gatwick, Southampton, Bradford/Leeds, Nottingham, Bristol and Manchester.

## LOCAL TAXES

**Taxe foncière: 550 EUR**

**Taxe habitation: 624 EUR**

## NOTES

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