

Lovely stone 2-3 bed updated house with spacious garden in calm village yet not far from shops and restaurants

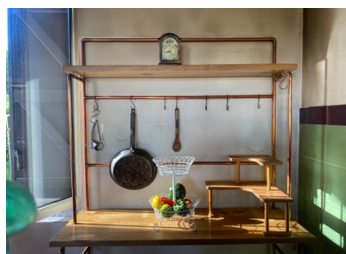


## INFORMATION

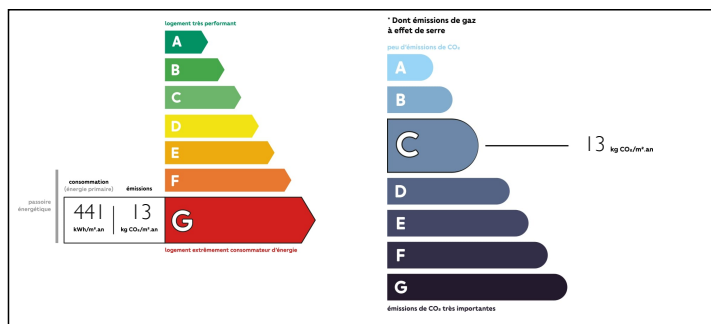
Town:	Eyburie
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	0 m2
Plot Size:	0 m2

## IN BRIEF

Stone house comprising on the ground floor: Steps up to the entrance, sitting room with chimney and wooden staircase, open plan kitchen/diner with chimney, utility room, toilet, room with chimney (bedroom, office, tv lounge) Upstairs: two bedrooms, large bath room with toilet, second utility room, walk-in closet. An adjacent shed for garden tools, large garden



## 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 lovely house has recently been updated: it has got double glazing, the floor has been insulated and there is no longer an oil boiler. Instead the three chimneys can be used for log burners or pallet burners.

It is possible to create a third and fourth bedroom: one downstairs in the tv lounge and/or another one upstairs as a master suite with bath room.

The large flat garden offers the possibility to have a vegetable garden, a small orchard, a play area...There is already a mature cherry tree!

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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: 400 EUR

## NOTES