

Large semi-detached village house to renovate with terrace, garden and cellar.



## INFORMATION

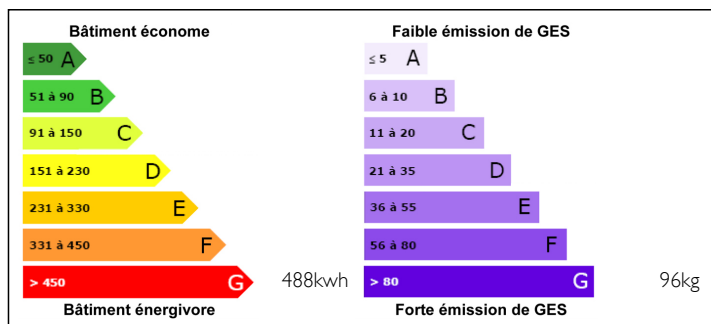
Town:	Lapleau
Department:	Corrèze
Bed:	4
Bath:	1
Floor:	143 m2
Plot Size:	290 m2

## IN BRIEF

House with a large living area and a nice little garden. Located in the centre of the village of Lapleau (396 inhabitants), this house has not been lived in for several months and will require some renovation or refreshment. It is ideally located for lovers of nature, walking, fishing, hunting, mushroom picking or golf... The historic surroundings are also remarkable.



## 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.



## LOCAL TAXES

**Taxe foncière: 700 EUR**

## NOTES

## DESCRIPTION

On the ground floor, a spacious living/dining room/kitchen (62m<sup>2</sup>) with two inglenook fireplaces and access to the terrace and garden.

On the first floor, a corridor gives access to a 10.5m<sup>2</sup> bathroom (shower and bath), 4 bedrooms (13.3m<sup>2</sup>, 11.5m<sup>2</sup>, 15m<sup>2</sup> and 10.5m<sup>2</sup> with 1.5m<sup>2</sup> wardrobe) and access to the 67m<sup>2</sup> attic.

In the basement, there is a cellar with 3 rooms that could be used as a laundry room, workshop or storage space. One room houses the oil-fired boiler. The house is connected to the mains drainage system, has solid wood parquet flooring and double-glazed windows.

Heating system: oil-fired central heating (cellar) and wood-burning stove (living room).

The roof is made of Travassac slate.

Outside: The garden is small (290m<sup>2</sup>) but very practical with its terrace and views over the surrounding fields. The garden has not been maintained and will require lawn cutting and tree pruning.

The property does not have a garage or allocated parking space. However, it is easy to park in the street.

17 km from Egletons and 27 km from Mauriac.

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