

---PRICE REDUCTION---Spacious 3bed house one bedroom with ensuite, mezzanine, open fireplace, large garden

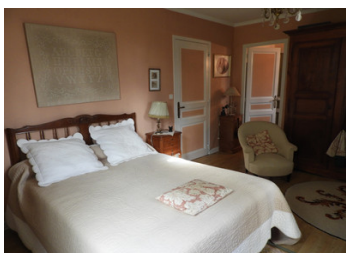


INFORMATION

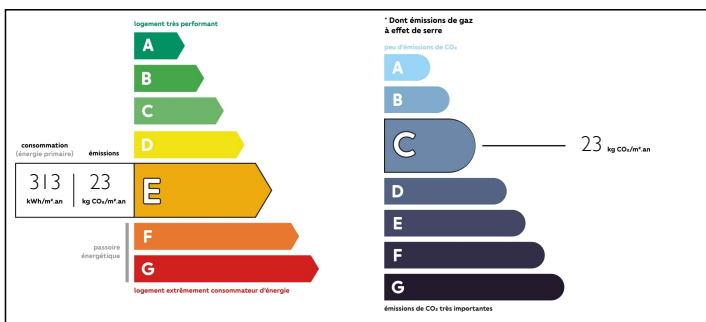
Town:	Espartignac
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	153.8 m2
Plot Size:	2751 m2

IN BRIEF

Entrance into the living room with sliding doors to the terrace, a 'snug room' with fire place, a corridor with the kitchen, a room in use as office space, a toilet and the entrance to the garage and cellars. Upstairs is a beautiful mezzanine with three good sized bedrooms from which one with an ensuite bathroom. Separate toilet. The large garage houses the two boilers (wood and oil) and has got a sink and a shower. The cellars, from which one is a real wine cellar are for storage, utility room etc. A garden with a total of just over 2700M2



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: 924 EUR

NOTES

DESCRIPTION

Visit recommended!!! This lovely and warm house offers comfort and style: the sitting/dining room is large enough for copious family dinners, the sliding doors connect the garden with it, extending the room in spring, summer and autumn. A sub room with an open fireplace is situated next to the salon and offers a cozy, secluded space. The kitchen is big enough for a table for four, there is a small room as office space. This could even be a small bedroom on the ground floor.

The toilet and the stairs down to the garage and cellars are at the end of the corridor.

The beautiful mezzanine makes the whole house look light and open. The three bedrooms, from which one XXL, one XL and one standard size have a cozy feel. The largest bedroom has got the bathroom as an ensuite, but the bathroom is also accessible from the mezzanine. There is a separate toilet on this floor.

The large garage houses the two boilers, one on wood, one on oil. It is possible to use the both (not at the same time!) for heating the radiators.

Although the property is situated in the commune of Espartignac, the village of Uzerche is closer.

Uzerche offers various shops, a vet, bakeries, restaurants, 3 supermarkets, a cinema, a vet, sportive activities, galleries, DIY-shops, a train station (± 4 h to Paris) and medical services.

Accès to A20 (Limoges in the North or Toulouse in the South) in less then 10 minutes

Brive la Gaillarde airport 45...