

Lovely 6 bedroom property in Lamongerie with a large basement and a calm countryside location.

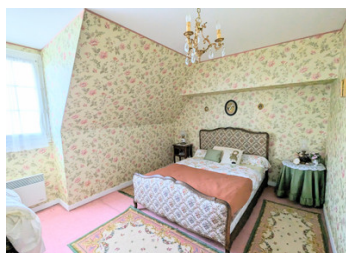


INFORMATION

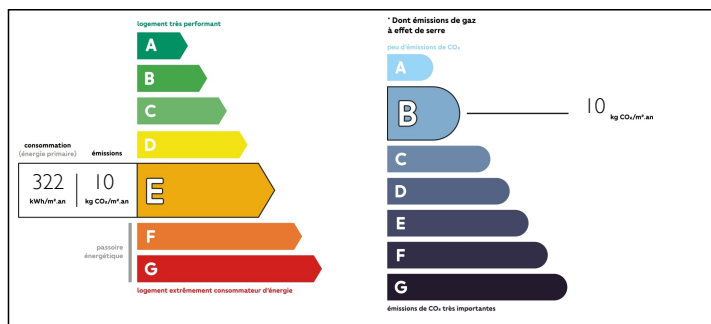
Town:	Lamongerie
Department:	Corrèze
Bed:	6
Bath:	2
Floor:	130 m2
Plot Size:	2260 m2

IN BRIEF

This 6 bedroom, sitting on 2260m² of land, house offers ample living space and the distribution of bedrooms across different floors offer both convenience and flexibility for a large family. With its proximity to the popular leisure lake at Masseret adds to the appeal, providing opportunities for recreation and relaxation. With a basement bedroom and shower, there's even more versatility for accommodating guests or setting up an office area or games room.

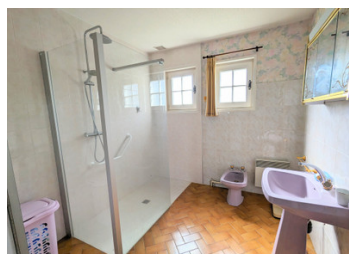


ENERGY - DPE



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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: 785 EUR

NOTES

DESCRIPTION

The main entrance is via the veranda added to the front of the house.

Kitchen (14.5m²) with tiled floor, wooden units, double sink, gas hob & electric oven. Doors to the front terrace.

Open plan living - dining room (30m²) with tiled flooring and an insert wood burner. 2 sets of double doors leading out into the veranda.

2 bedrooms on the ground floor (13m² & 9.8m²) both with integrated cupboards.

Bathroom (7m²) with hand basin, bidet & walk-in shower.

WC (2.6m²) with hand basin.

On the first floor there are 3 bedrooms (12m², 11.4m² & 11m²).

Large WC (7m²) with WC, hand basin & bidet but also has enough space to reinstate a shower or bath. Corridor with integrated cupboards.

Basement (80m²) with space for 2 cars. A summer kitchen is also available. Cave (13m²). A bedroom (12m²) has been created in the corner of the basement with a corner shower

The house profits from mains water & electricity, electric heating and a septic tank.

The house sits in the centre of its gardens where there is a garden shed for storing garden furniture and tools etc.

The village of Lamongerie is situated only 4km from the larger village of Masseret which has a number of local commerce. Uzerche 16km. Magnac Bourg 16km. St Germain les Belles 13km. Limoges centre 48km. Limoges Airport 57km. Brive 54km

For further information and photos please contact the agents.

Information about risks to which this property is exposed is available on...