

UNDER OFFER! STUNNING RIVERSIDE LOCATION for this cozy 3 bedroom home with 3.7 hectares of land

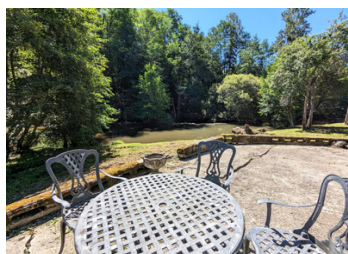


INFORMATION

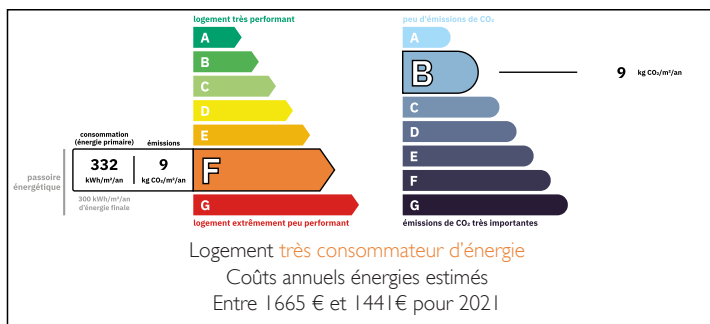
Town:	Lubersac
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	75 m2
Plot Size:	37582 m2

IN BRIEF

Situated on the outskirts of Lubersac in a secluded hamlet providing a tranquil and private environment. This 3 bedroom "gem" features a terrace that offers a delightful terrace with a view overlooking the river. This property, with its own woodland, combines the allure of a secluded location, a comfortable and aesthetically pleasing home, and practical features such as barns and workshops, making it an enticing prospect for those seeking a peaceful and charming living environment.



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 habitation: EUR

NOTES

DESCRIPTION

Ground Floor:

Kitchen (20.6m²): Wooden flooring, fitted wooden kitchen cupboards, and a wood burner cooker for both cooking and heating.

Pantry (3.8m²): Adjacent to the kitchen.

Corridor: Featuring a central wood burner.

Living Room (14m²): Wooden flooring.

Bedroom (14.4m²): Located on the ground floor with wood flooring.

Bathroom (3.6m²): Equipped with a large shower, basin, and WC.

First Floor:

Two Bedrooms (10m² & 10.8m²): Located on the first floor.

Attic Space (28m²): Potential for creating an additional bedroom and bathroom.

Heating:

Heating is provided through wood burners and electric heating.

2 Cellars

Connectivity:

The house can be connected to Fibre Optic internet.

Outdoor Features:

Barns: One large barn opposite the property, including a good-sized workshop. A second barn and garage with an old bread oven.

Terraced Area by the River: Ideal for dining and entertaining during warmer months.

Land: The property includes 3.7 hectares of land along the river, providing opportunities for walks and river activities.

Location and Amenities:

The town of Lubersac is approximately 5.5km away, offering supermarkets, banks, a post office, doctor's surgery, and other basic amenities.