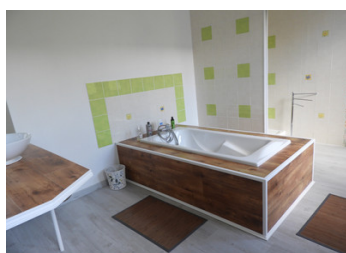


Beautifully renovated spacious house in the old streets of Uzerche! Garden with apple-&cherry tree, river view



INFORMATION

Town:	Uzerche
Department:	Corrèze
Bed:	6
Bath:	2
Floor:	263 m2
Plot Size:	442 m2

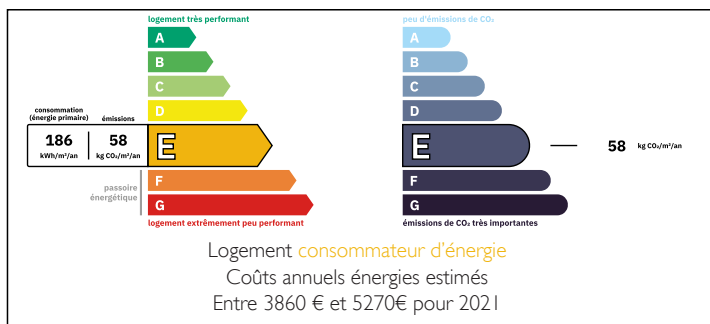


IN BRIEF

Entrance, hall, sitting room, large kitchen with island, 2 dining areas, toilet. Separate independant annexe with boiler room and staircase.

1st floor: Landing with toilet and walk-in closet, three double bedrooms from which one is the master suite: it is very large with a fire place and large bathroom (bath&shower). 2nd floor: Landing with bathroom (mini-bath) and separate toilet, two double bedrooms, large 'playroom' with two walk-in closets from which one with a window. 3rd floor is the large attic which can be converted into even more habitable space. Garden with river view.

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: 1996 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This wonderful, spacious house is situated in one of Uzerche's oldest and prettiest streets. In fact it's one of the oldest houses of Uzerche, although over time it has known many changes and improvements: It was once the stables for the cavalerie of the village! The horses came in through what is now the arched window. It has become the large "pièce à vivre" of the house comprising the sitting room, dining room and open plan kitchen.

French doors lead to the garden.

The first floor offers on the landing a built-in wardrobe and a toilet, two double bedrooms and an extraordinary master bedroom with a fire place and a spacious bathroom. The second floor includes again two bedrooms, a games room and a toilet and bathroom (small bath) on the landing.

The attic can be converted to create even more space.

All electrics are re-done, double glazing has been installed.

Uzerche has got most amenities: supermarkets, bars&restaurants, a library, a bakery and cinema at 5 minutes on foot. There is a train station from which you can be in Paris in 4,5 hours and also connects us to the South of France: Toulouse, Montauban...

There is also a vet, various DIY-markets, La Poste, banks, sportive activities like canoeing and biking, a great summer-evenings market and of course the river Vézère.

Limoges airport at $\pm$ 60 minutes with regular flights from&to London Stansted and Gatwick, Leeds/Bradford, Nottingham, Manchester, Southampton and Bristol.

A MUST-SEE!

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