

**SOLD !** Beautifully presented 6 bedroom home with in ground pool in the town of Lubersac, close to amenities

**EXCLUSIVE**



## INFORMATION

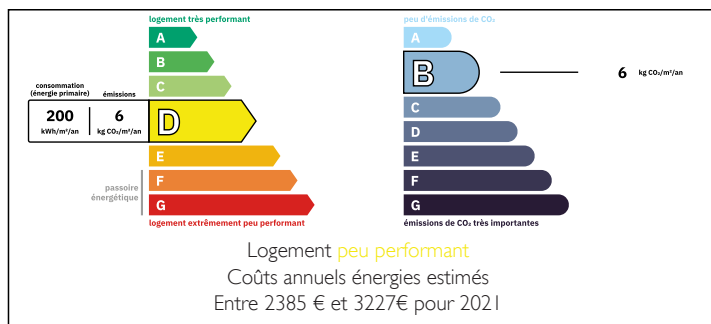
Town:	Lubersac
Department:	Corrèze
Bed:	6
Bath:	3
Floor:	220 m <sup>2</sup>
Plot Size:	6884 m <sup>2</sup>



## IN BRIEF

Sitting on 6884m<sup>2</sup> of land, this 6 bedroom property which includes a master bedroom suite and potential to have a separate studio has underfloor heating on the ground floor, a salt water pool and a jacuzzi.. Sold fully furnished with all equipment included.

## 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.



## DESCRIPTION

Large open plan living dining area (32m<sup>2</sup>) with tiled flooring, exposed beams, patio doors with access to the side terrace. There is a raised snug area (11.2m<sup>2</sup>) to the rear of the room with a fireplace.

Kitchen (12.2m<sup>2</sup>) with white units, electric oven, gas hob, dishwasher. Tiled floor.

Off the kitchen is a buanderie (11.2m<sup>2</sup>) with fridge, freezer & washing machine. Access to the garden.

Also on the ground floor there is a bedroom (10.8m<sup>2</sup>) with inbuilt storage & tiled floors.

A lovely Master Suite with bedroom (12.3m<sup>2</sup>) with tiled floors & patio doors to terrace. Bathroom (6.4m<sup>2</sup>) with bath/shower, hand basin. Separate WC (1.4m<sup>2</sup>) and dressing room (2.1m).

There is a part of the property which can be closed off and used as a studio which includes a bedroom (11.5m<sup>2</sup>) a second bedroom (23.1m<sup>2</sup>) with a small kitchen area, a bathroom (5.4m<sup>2</sup>) and a separate WC (1.6m<sup>2</sup>)

On the first floor there are 2 bedrooms (13.8m<sup>2</sup> & 14.3m<sup>2</sup>) plus a bathroom (6.2m<sup>2</sup>) with shower, wash basin & WC.

The house benefits from underfloor heating on the ground floor plus electric radiators. Mains drains. Full double glazed throughout.

Under the house, with access from the ground floor, is a large garage (47m<sup>2</sup>) with a cellar plus a billiard room (25.8m<sup>2</sup>) with all equipment included.

Outside the heated inground salt water pool. The liner would need to be changed but there is a new pump recently fitted. Heated by a heat pump system. There is also an electric jacuzzi besides the...

## LOCAL TAXES

Taxe foncière: 1499 EUR

Taxe habitation: EUR

## NOTES