



Ref: A27577PRD19

Price: 278 600 EUR

agency fees included: 5 % TTC to be paid by the buyer (265 000 EUR without fees)

Well-renovated 1968 house in quiet location, terrace, swimming pool, veranda and balcony, magnificent views.



# INFORMATION

Town: Neuvic

Department: Corrèze

Bed: 3

Bath:

Floor: 146 m2 Plot Size: 3080 m<sup>2</sup>







Practical, solid 1968 house in a quiet, unoverlooked location just 3 minutes from the centre of Neuvic and all amenities. The renovations are of good quality and the panoramic views are remarkable. The natural and historic surroundings are very interesting.

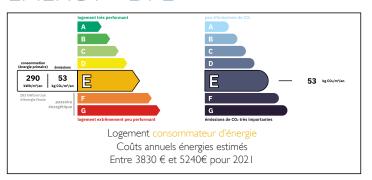








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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### LOCAL TAXES

Taxe foncière: 1700 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

First floor: 3 spacious, bright bedrooms (12.7m², 14.2m² and 15.2m²), a large 25m² living room with balcony and magnificent views, a bathroom and separate toilet. Upstairs is a well-insulated attic.

Ground floor: fitted kitchen/dining room (24m²), laundry, toilet and workspace, garage used as a workshop and conservatory (access to and views of the terrace, swimming pool and garden).

Heating system: gas central heating, wood-burning stove and electric heaters if required.

Sewage system: revised septic tank (good condition). Mechanical tile roof (good condition).

The swimming pool (0.70 to 1.80 metres) is equipped with night lighting. It is secured with a protective cover and 4 motion detector sensors (with alarm). The liner is under warranty.

All windows are double-glazed.

Large wooded plot of 3080m<sup>2</sup> with large wooden barn used as a workshop or storage area.

There is a barbecue on the terrace and a second gas barbecue is also available.

The property is sold with its furniture (good quality). Airports: Clermont-Ferrand (100km) and Brive (110km).

Remarkable natural and historic setting.

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr