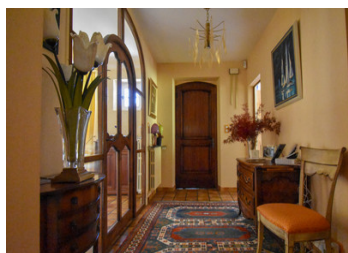


Detached south facing family home with pool, summer house garden enjoys superb views over Terrasson



INFORMATION

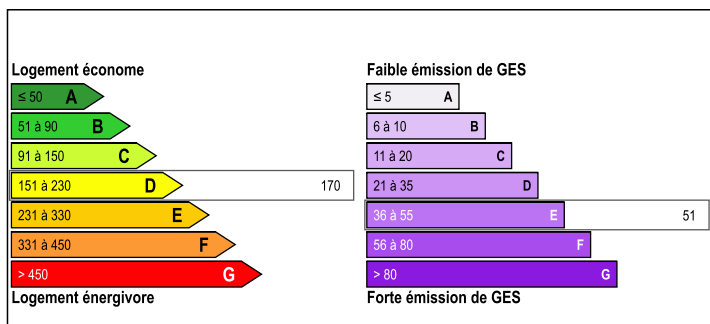
Town:	Cublac
Department:	Corrèze
Bed:	5
Bath:	3
Floor:	250 m2
Plot Size:	7981 m2



IN BRIEF

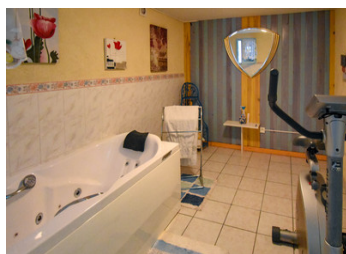
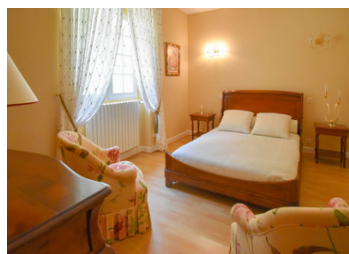
Charming property built in 1980 sitting in a dominant position overlooking the countryside and Terrasson beyond. 5 bedrooms and 3 bathrooms. Spacious living accommodation. Full basement with gym, workshop, cellar, laundry, boiler room and garage. Double glazing and oil central heating. 11 x 6m salt treatment pool with electric shutter. Pool house with kitchen, dining area, covered terrace and sitting area.

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: 1680 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor:

Spacious entrance hall.

Sitting/dining room 52m² with fireplace and French doors to the front terrace.

Kitchen/dining room with glazed veranda beyond 50m². Fitted kitchen. French doors to terrace.

Bedroom 1 16.5m² with ensuite shower room comprising shower and basin.

Bedroom 2 16.5m².

Bathroom comprising bath and double vanity unit. 2 x WCs.

First floor:

Three bedrooms of 33m², 33m² and 11.5m².

Bathroom comprising bath, shower, double vanity unit and wc.

Lower floor:

Under the whole surface of the house including garage for 2 cars, workshop, gym with jacuzzi bath, cellar, boiler room and laundry with kitchen area.

Pool area:

11 x 6m salt water treatment pool with liner.

Covered terrace leading into pool house with fully fitted kitchen and dining area. Separate play room.

The house benefits from full double glazing and oil central heating .

It is situated just outside the village of Cublac with local commerces and only 3 kms from Terrasson with all amenities, supermarkets, senior schools etc.

Terrasson 3km

Brive la Gaillarde 21km

Brive Airport 26km

Bergerac Airport 98km

Limoges Airport 107km

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