

Lovely 2/3 bed lock up & leave in the heart of wonderful Uzerche-walking distance to restaurants-bars-shops

EXCLUSIVE



INFORMATION

Town:	Uzerche
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Lovely little holiday home: entrance, open plan kitchen/diner, little sitting room, toilet and laundry room. First floor: large bedroom ($\pm 45M^2$) with fire place: possibility to have two bedrooms here because of two doorways. There is an adjacent little study/office/baby room. Second floor: large bedroom ($\pm 40M^2$) Cellar with street access. No garden.



ENERGY - DPE

DPE not required.

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

This lovely little town house is one of the most photographed in Uzerche. It is quirky, stacked with historic details.

The entrance door leads you straight into the living/dining room with an open plan kitchen. There is a cozy little sitting room, le Petit Salon too.

The staircase is in the middle of the house and behind it is the laundry/boiler room and with a few steps up, the toilet. On the first floor (while having sneaked a peek in the sitting room through the curious little window!) you will find a remarkably spacious bedroom, from which can be transformed into two double bedrooms if needed, because it has got two doorways. A sliding wall will make it possible to keep the feel of the open space but with more than two guests, the rooms can be separated. There is a cite office space/nursery/tv room adjacent. The bathroom (shower, wash basin and second toilet) is on this floor, too. The top floor offers an even larger bedroom with a lounge area. The beautifully restored half-timber back wall offers a great ambiance. It will be possible to have a bathroom/shower/toilet here too. The house hasn't got a heating system which allows you to install what is most convenient.

There are two fire places which could be brought back to 'life'.

Situated in the heart of beautiful Uzerche, you will be in the middle of it all: Restaurants, bars, the cinema and various shops are a stones throw away. The...

LOCAL TAXES

Taxe foncière: 961 EUR

Taxe habitation: EUR

NOTES