

Chalet 180m2 sur un terrain 7011m2, 4 chambres, 2 SDB, cuisine, salon, véranda, sous sol, parking.



INFORMATION

Town:	Saint-Priest-de-Gimel
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	7011 m2

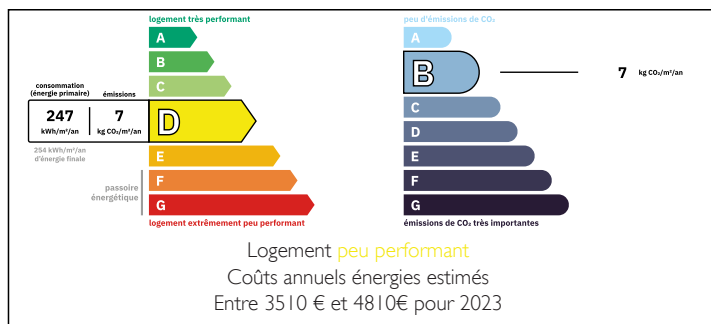


IN BRIEF

A chalet in the country with no immediate neighbours, the land comprises of garden, allotments, fruit trees and woodland. It is ideally placed for those looking for an outdoor life, with fishing lakes, VTT trails and hiking.

The property has a terrace, off road and garage parking and an above ground pool that is fenced. Fosse septique that confirms.

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: 1368 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On entering the property you arrive in the large lounge 43m² with a granule burner and double doors onto the terrace. Leading off the lounge is the kitchen 18m² with doors leading outside, there is a bureau 10m² and a veranda 8m² leading off the lounge. The floors are all tiled except the bedrooms which are laminate flooring. On this floor there are two bedrooms 12m² and 14m² with views over the garden. The bathroom with bath and wash basin, the toilet is separate.

The attic which has been converted into a large mezzanine with two bedrooms leading off 8m² and 14m², the larger has a small balcony overlooking the garden, there is a bathroom with shower and wash basin and a dry toilet, the windows on the attic floor are velux, heating is pompe a chaleur heat/air conditioning and the floors are laminate.

In the sous sol which can be accessed from internally there are various storage rooms, laundry, workshop, cave, large garage, a bathroom to be finished.

The property is 3km from ST Priest de Gimel, which has local amenities, and just 15 minutes drive to Tulle. The Chateau de Sedieres is 10km where there are a number of activities throughout the year and 110km of VTT trails.

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