

Immaculate 3-Bed Home with In Ground Pool, Self Contained Studio. Quiet location in the centre of Lubersac.



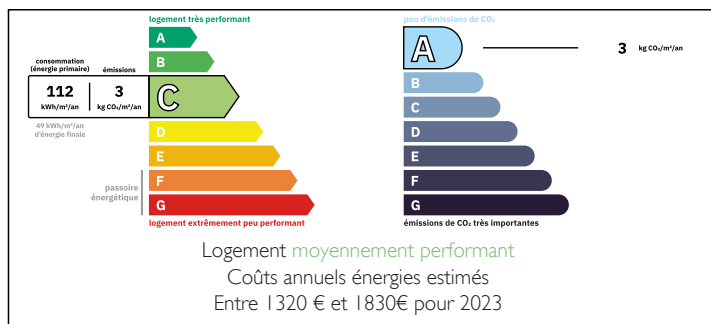
INFORMATION

Town:	Lubersac
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	151 m ²
Plot Size:	1314 m ²

IN BRIEF

Located in a calm residential area of Lubersac, Corrèze, this immaculate 3-bedroom home offers the perfect mix of comfort, functionality, and style. With no renovation work required, the property is move-in ready and offers a peaceful lifestyle within walking distance to schools, shops, and services.

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

Beautifully presented 3-bedroom home in a peaceful part of Lubersac with heated saltwater pool with spa area, and a self-contained studio. Air conditioning, double garage, and walking distance to all amenities. Move-in ready with no renovation needed.

The main living area features an impressive open-plan lounge and dining space (40m²) with a modern kitchen that overlooks the garden and pool. The kitchen includes an induction hob, electric oven, double sink, and breakfast bar, perfect for family living or entertaining.

Large double bay windows lead directly to the tiled terrace and pool area, where you'll find a heated 11.5m x 6.5m saltwater pool, complete with electric safety cover and an inbuilt spa – your private oasis for relaxation.

A standout feature is the light-filled summer room with patio doors and pool views – an ideal second lounge or sunroom.

Also on the ground floor are two generously sized bedrooms with built-in wardrobes, a spacious bathroom with a walk-in shower, double basins, heated towel rail, and a separate WC.

The lower level of the house includes a self-contained studio apartment with its own private access. This versatile space currently includes a large salon with corner office, a good-sized bedroom, private shower room, and WC. It could easily be converted into a 2-bedroom apartment, ideal for guests, extended family, or rental income.

Further benefits include air conditioning, heat pump heating, a double garage with utility space, electric entrance gate and mains drains

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LOCAL TAXES

Taxe foncière: 1357 EUR

Taxe habitation: EUR

NOTES