

Town house on three levels with four bedrooms, kitchen/lounge, bathroom and WC 160m2

EXCLUSIVE

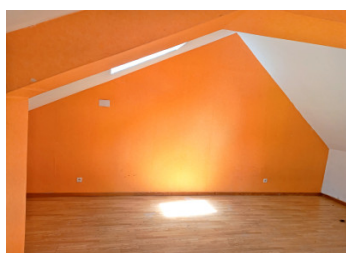


## INFORMATION

Town:	Uzerche
Department:	Corrèze
Bed:	4
Bath:	1
Floor:	160 m2
Plot Size:	0 m2

## IN BRIEF

A rare opportunity to acquire a large traditional town house in Uzerche the "Pearl of the Limousin" with renovation potential ,the property offers a generous 160m2, on three levels , four bedrooms, kitchen/lounge, bathroom and WC, needs internal renovation, the roof is in good condition. It is an excellent investment or development project for holiday rentals, long term rentals or a family home.



## 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

The property is arranged over three floors and benefits from a practical layout ideal for rental optimisation or resale enhancement.

On the ground floor, a spacious lounge with tiled flooring and double-glazed windows provides a solid base for a comfortable living area, with a separate kitchen fitted with wooden units. A WC is also located on this level.

The first floor comprises three generously sized double bedrooms, all with double glazing and low-maintenance laminate flooring, along with a bathroom featuring a shower, washbasin and WC.

The top floor offers significant added value potential, with a large landing area leading to an impressive fourth bedroom with high ceilings and Velux windows—ideal for conversion into a master suite, studio space or premium rental accommodation.

While the property does not include private parking or garden space, it benefits from attractive open views and convenient public parking directly opposite—an advantage for tenants and guests.

Strategically located just 5 minutes from the A20 motorway, the property offers excellent connectivity to Brive-la-Gaillarde (35 minutes) and Limoges (40 minutes), enhancing its appeal for both short-term and long-term rental markets.

With strong tourism demand, local amenities including restaurants, bars and boutiques, and a charming historic setting, this property presents a solid investment opportunity with scope to increase value and generate attractive rental returns.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES