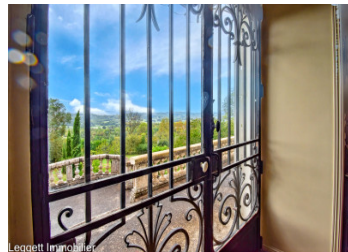


Atypical spacious property with swimming pool, landscaped garden, scenic area within 15ms Brive town center.



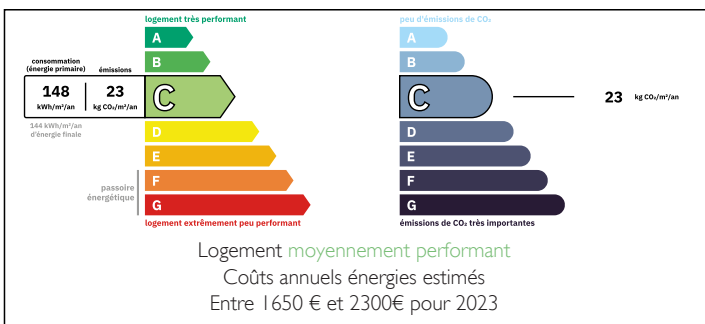
INFORMATION

Town:	Allassac
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	148 m2
Plot Size:	6461 m2

IN BRIEF

Villa "Indiana" a rare opportunity, architect house c1911 built with blocks and slate roof, ground floor oak, wood stove "Oliger" tiled, creates a warm atmosphere, plus recent renovation with quality materials, double glazing (2021) recent kitchen (2020) furnished and equipped (Bosch), town gas boiler (2022) cast-iron radiators, roof and insulation redone in 2019, mains drainage, fibre optics for easy teleworking and also relaxation thanks to its beautiful landscaped garden, lush vegetation, covered and heated in-ground swimming pool with patio for sunbathing, unforgettable sunsets and barbecue evenings with friends.

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

Ground floor
Entrance 13m²
Living room: /Dining room 28m²
Lounge 20m²
Fitted kitchen (2020)et equipee (Bosch) 13m²
veranda
Bedroom 15m²
Shower room with wc
Wooden staircase to fitted attic
Large landing with storage space
Bedroom 2 - 15m²
Bedroom 3 - 12m²
Bedroom 4 - 11m²
Bathroom with bath and wc
Cellar part boiler room, cellar for storage
Outside enclosed garden with in-ground swimming pool, covered, 3 solar panels (1350kW) compensate for electricity consumption by the pool pump
Garage with space for workshop and garden equipment storage
Land tax only 1300E
Access to Brive la Gaillarde 15ms
School transport, train to Brive or Limoges
Close to shops and other services.

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

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES