



Ref: A40077LBC19

Price: 445 200 EUR

agency fees included: 6 % TTC to be paid by the buyer (420 000 EUR without fees)

#### Exceptional property with swimming pool, landscaped garden offering peace, tranquillity and panoramic views



# INFORMATION

Town: Allassac

Department: Corrèze

Bed: 4

2 Bath:

Floor: 148 m<sup>2</sup> Plot Size: 6461 m2









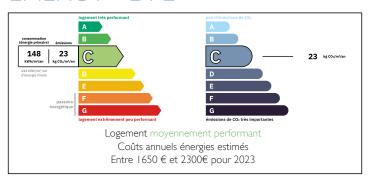




### IN BRIEF

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.

## **FNFRGY - DPF**



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.



#### www.frenchestateagents.com

Ref: A40077LBC19 Price: 445 200 EUR

agency fees included: 6 % TTC to be paid by the buyer (420 000 EUR without fees)







# LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

## **NOTES**

## 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 - IIm2

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