

Pretty renovated 4bed/3WC/2shower village house with garden, calm area yet on walking distance to old center

EXCLUSIVE



## INFORMATION

Town:	Treignac
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	110 m <sup>2</sup>
Plot Size:	562 m <sup>2</sup>

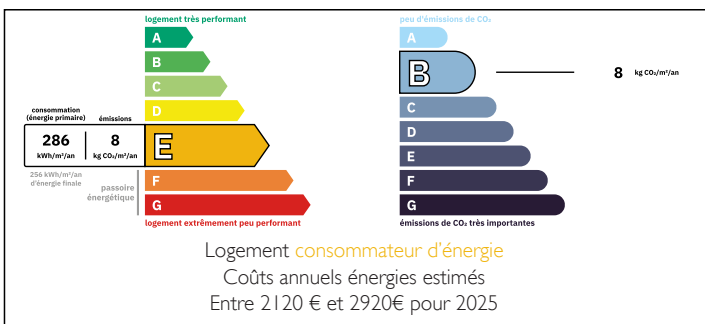


## IN BRIEF

Lovely village house comprising on the ground floor: Entrance, hall, sitting room with a lovely log burner on the right, toilet. To the left the kitchen/dining room with garden access. At the end of the hallway are the stairs, access to the cellar, access to the garden.

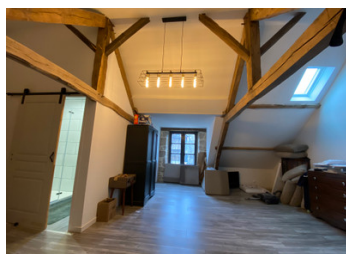
First floor: 3 double bedrooms from which one on the garden side, bath room (shower and toilet) Converted attic: a large room with new sky lights, shower and toilet ensuite, storage space. Outside: maintainable garden on two levels, storage

## 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

This lovely village house has been renovated in the last 4 years: It is insulated, a new pellet burner has been put in and heats the kitchen and the original cast-iron radiators, walls have been painted, timber has been treated, bathrooms and toilets have been installed and the attic on the third floor with ensuite, now has become a substantial part of the house. That and the three double bedrooms on the first floor offer ample space for a family on holiday or for a more permanent stay.

The hallway has its original floor tiles, the cellar-ceiling is insulated, the kitchen feels brand new: this is an excellent holiday/family home.

After a few minutes walk to the vibrant heart of Treignac, you'll be immersed in the enchanting daily life of this picturesque village. Wander through its narrow streets, savour local delicacies, and become a part of a community that cherishes its history and culture.

Whether you're seeking a new home, a vacation retreat, or a property with rental potential, Treignac is the place.

So what are you waiting for?

Come over and enjoy the lakes, go hiking, exploring and then spend wonderful evenings on the large terrace, with the view on the mountains while the sun sets. It's The Dream!

Vibrant Treignac offers bars, restaurants, a vet, DIY-shops, bakeries etc.

Nearest train station is Uzerche at 20 minutes, which connects you with Limoges (with airport: London Stanstead&Gatwick, Leeds/Bradford, Nottingham, Manchester, Southampton and Bristol) and further North and Brive-la-Gaillarde (with...

## LOCAL TAXES

**Taxe foncière: 852 EUR**

**Taxe habitation: 525 EUR**

## NOTES