

Detached 4 bed house with panoramic views, garage, fenced and secure garden and woods  
Correze/Dordogne border



## INFORMATION

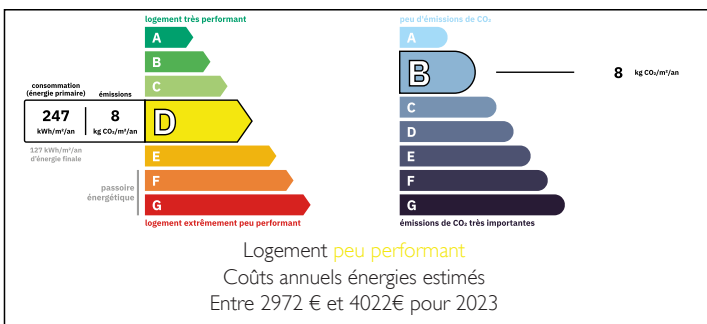
Town:	Cublac
Department:	Corrèze
Bed:	4
Bath:	1
Floor:	171 m <sup>2</sup>
Plot Size:	8895 m <sup>2</sup>

## IN BRIEF

Detached 4 bed 1980s house with spacious garage, car port, fenced and secure mature garden with electric gate, and driveway. Separate adjoining plot ( woods) House and garden are well maintained and will be suitable for a young family with children and pets due to the proximity to Terrasson and Brive for schools, transport, shops, bars and restaurants, doctors, cinema, large modern library, sports field and swimming pool. Hiking and cycling trails available locally.



## 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

Entrance to hallway

Lounge 37m<sup>2</sup>

Fitted kitchen 16m<sup>2</sup>

Hall 7m<sup>2</sup>

Bedroom 1 - 21m<sup>2</sup>

Bedroom 2 - 15m<sup>2</sup>

Bedroom 3 - 14m<sup>2</sup>

Bathroom with toilets

Guest WC

Office 6m<sup>2</sup>

Stairs to loft area

Bedroom 4 - 31m<sup>2</sup>

Attic space 1 - 18m<sup>2</sup>

Attic space 2 - 20m<sup>2</sup>

Stairs to basement

Garage 41m<sup>2</sup>

Kitchen 18m<sup>2</sup>

Workshop 14m<sup>2</sup>

Hallway

Cellar 1 - 12m<sup>2</sup>

Cellar 2 - 14m<sup>2</sup>

WC

Mature Garden fenced ( secure for dogs) electric gate with videophone link to house, rain water tank, car port, total garden plot size 3025m<sup>2</sup>

Woods on adjoining plot 5870m<sup>2</sup>

Brive la Gaillarde 25ms away

Less than 10ms by car to train station, post office and shops.

School shuttle transfer

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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 foncière: **1348 EUR**

Taxe habitation: **EUR**

## NOTES