

Charming 5 bed longere with double garage, cellars, mature garden with countryside views, tranquil setting



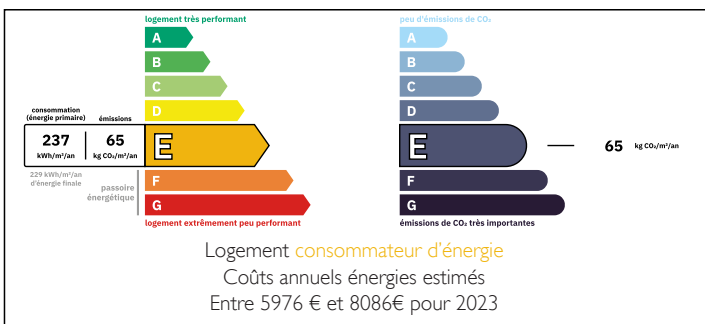
## INFORMATION

Town:	Brignac-la-Plaine
Department:	Corrèze
Bed:	5
Bath:	3
Floor:	217 m2
Plot Size:	3526 m2

## IN BRIEF

With its interesting location only 20ms from Brive la gaillarde, bordering Dordogne, this spacious and bright property is an excellent opportunity for a BnB project, alternatively it would suit a young family with its proximity to amenities, transport and schools in Terrasson and Brive. The house has four bedrooms and two bathrooms on the main level with a fifth bedroom plus ensuite bathroom and toilets upstairs.

## 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

Character property (located on border of Corrèze/Dordogne) built of brasier stone with slate roof (annual roof maintenance)

On the ground floor, entrance to large, spacious and bright living room (29m<sup>2</sup>) 19m<sup>2</sup> lounge with fireplace, veranda (20m<sup>2</sup>) with views and access to the garden, hallway

Bedroom 1 - 14m<sup>2</sup>

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

Bedroom 3 - 12m<sup>2</sup>

Bedroom 4 - 12m<sup>2</sup>

Large fitted kitchen, open to dining room large inglenook fireplace with wood-burning stove 24m<sup>2</sup>

Shower room

Bathroom

Separate toilet

First floor with large bedroom approx. 25m<sup>2</sup>

Bathroom

Separate study 5m<sup>2</sup>

Attic

Garden level Cellar and storeroom

Outdoor shelter for garden tools

Beautiful garden (suitable for a swimming pool)

Separate barn with potential for a double garage and workshop

Nearby

School transport

Shops

Railway station

Brive-la-Gaillarde 20 minutes away

Terrasson Lavilledieu 15 minutes away

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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: **1869 EUR**

Taxe habitation: **EUR**

## NOTES