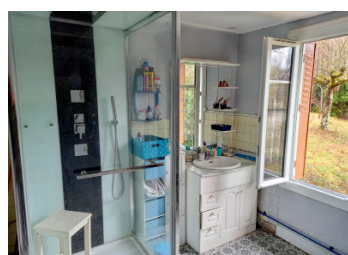
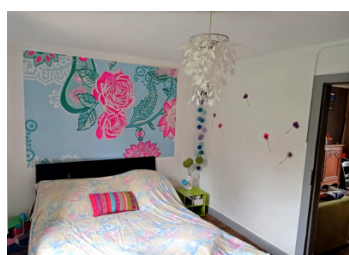


Village house of 62m2 kitchen, lounge, shower room, one bedroom, converted attic, garage and land of 815m2.



## INFORMATION

Town:	Saint-Salvadour
Department:	Corrèze
Bed:	1
Bath:	1
Floor:	62 m2
Plot Size:	815 m2

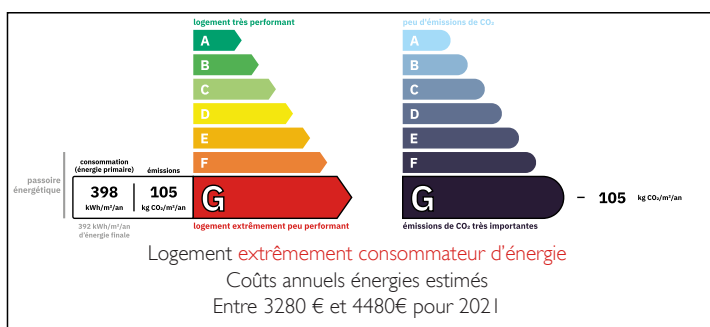


## IN BRIEF

This delightful village house, is ready for immediate occupancy offering a perfect blend of comfort and potential, on the ground floor there is the kitchen, lounge, shower room and bedroom. The attic has been converted and can be adapted to create extra bedrooms, home office, or a hobby area to suit your lifestyle needs.

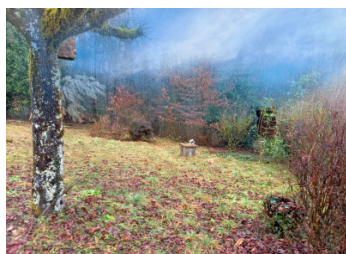
Outdoors, enjoy a flat, easily maintained garden planted with fruit trees and featuring a small outbuilding ideal for storage or a workshop. A separate garage with direct road access and additional offstreet parking add to the convenience of this charming property.

## 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

Ideal as a holiday home or permanent residence. The property needs some updating but is habitable straight away.

The property is located in the village of St Salvadour on a quiet lane, with immediate access to the countryside.

The property benefits from PVC double glazing and gas central heating.

On entering the property by the front porch you come into the kitchen 14m<sup>2</sup> with fireplace, kitchen units and electric hob.

The lounge 14m<sup>2</sup> leads off the kitchen with parquet flooring.

The bedroom 10m<sup>2</sup> leads off the lounge with views over the garden.

The shower room leads off the kitchen with shower, wash basin and wc.

Access to the attic 20m<sup>2</sup> is by stairs from the shower room, it has been converted currently one large space with velux windows.

The property also benefits from a generous 22m<sup>2</sup> cellar, providing valuable storage or workshop potential.

Outside, manageable gardens wrap around the house, offering outdoor dining space, gardening opportunities, or simply a peaceful setting to enjoy the French lifestyle.

6 km from Seilhac (local shops, schools and supermarket)

19 km from Tulle

37 km from Brive-la-Gaillarde (international airport with UK flights)

58 km from Limoges (international airport and TGV rail connections)

This is a wonderful opportunity to acquire an affordable French home in a picturesque region known for its rolling countryside, lakes and traditional villages.

A charming property with character and potential, ready to enjoy immediately while offering scope to add value.

## LOCAL TAXES

Taxe foncière: **360 EUR**

Taxe habitation: **EUR**

## NOTES