

Pretty stone cottage in a quiet hamlet

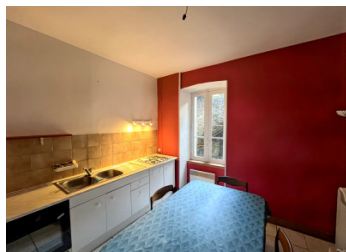


INFORMATION

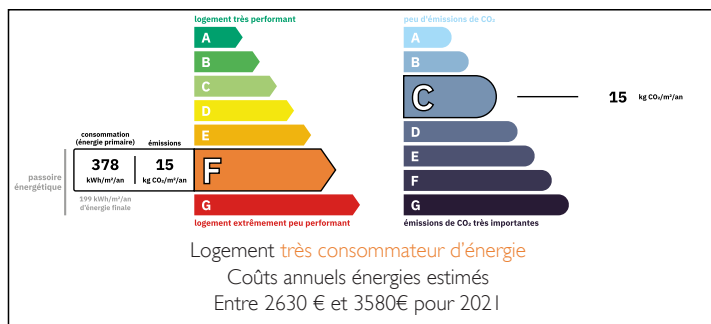
Town:	Pérols-sur-Vézère
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	83 m2
Plot Size:	511 m2

IN BRIEF

A two bedroom stone cottage with an open fireplace, fitted kitchen, private terrace, and lovely garden with shed. It also has an attic which is ideal for conversion to additional living space.



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

The main entrance to the house leads into a nice living room (20m²) which benefits from an open fireplace. The kitchen (10m²) is off the living room, and a hallway leads to a WC and also a door to the courtyard at the back of the house with steps up to a nice terrace ideal for outdoor summer evenings.

There are stairs up to the first floor landing, two bedrooms (both 10m² - one with a wash basin), a bathroom (7m²) and a storage cupboard. A door leads into the back garden which is lawned.

Further stairs lead into the attic.

The house is around a 5 minute drive to the town of Bugeat which shops and restaurant, and 10 minutes to a leisure lake at Viam with beach and water sports, camping, fishing and restaurant. It is around twenty minutes from the beautiful town of Treignac with more facilities, restaurants and a magnificent lake with beaches.

One hour to Limoges airport

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES