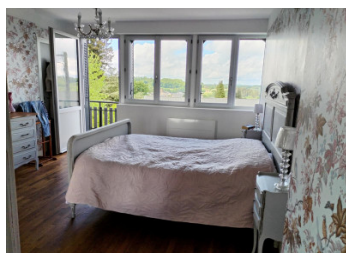


Beautiful four-bedroom townhouse, lovely open-plan kitchen, garage, approx 500 m. from the centre of Treignac



## INFORMATION

Town:	Treignac
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	126 m <sup>2</sup>
Plot Size:	471 m <sup>2</sup>

## IN BRIEF

A beautiful townhouse, fully renovated and finished to a high standard. Plenty of peace, light and space. Just 500 metres from the charming centre of Treignac

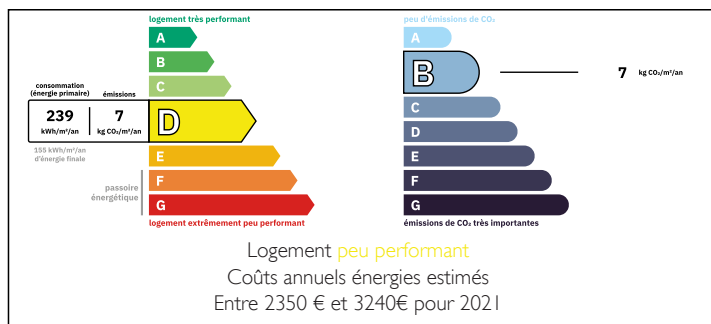
On the ground floor, you'll find a garage, a utility room and a cellar; the workshop is accessible via a separate entrance.

On the first floor is a cosy living area of approximately 40 m<sup>2</sup>, comprising a large open-plan kitchen with a cooking island, a spacious dining area and a lounge area next to the 12 kW wood-burning stove. This floor also features a 22 m<sup>2</sup> living room with French doors leading to the terrace.

On the second floor, there are 4 bedrooms. The master bedroom has an en-suite shower room. The second shower room with toilet is on the landing. A fixed staircase leads to the large attic.

The property is surrounded by a...

## ENERGY - DPE



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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

Sometimes it's all about the feeling you get when you step inside a house. With this fully renovated property, you'll feel it straight away. Peace, light and space. All you need to do is move in your furniture and unpack your boxes. After that, it's all about enjoying your new home.

On the ground floor of this property, you will find a garage, the basement and a utility room. There is also an entrance hall here, from which a fixed staircase leads to the first floor. Upon entering, you can enjoy the spacious living area with a lovely open-plan kitchen and a modern cooking island. Whether you want to whip up a quick meal or cook a full spread, everything you need is right at your fingertips. The living area also features a comfortable dining area where you and your family or guests have plenty of space to enjoy a meal. You can also linger and chat in this spacious living area, where the 12kW wood-burning stove provides ample warmth to heat the entire space comfortably. But if you'd rather sit separately for a while, you can do so in the living room of approximately 22m<sup>2</sup>. Here too, there is plenty of light and a cosy wood-burning stove (12kW). Through the French doors in this room, you can step straight out onto the terrace. Naturally, there is a toilet on this floor.

## LOCAL TAXES

**Taxe foncière: 1450 EUR**

**Taxe habitation: EUR**

## NOTES

There are four bedrooms on the second floor. The master...