

Lovely 3bed renovated country house-new pellet boiler-large barn-courtyard-well-field of 2000M2-fruit trees,



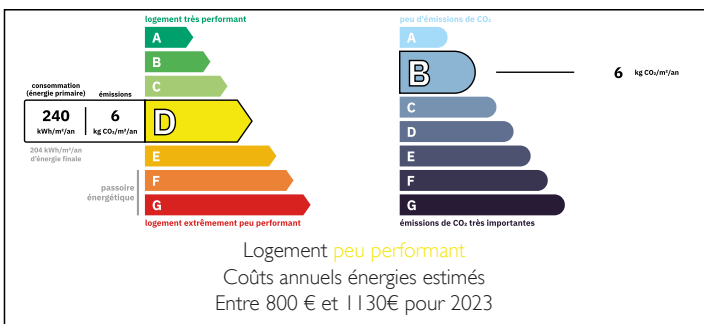
INFORMATION

Town:	Chamboulive
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	3294 m2

IN BRIEF

Terrace, entrance, open plan kitchen, bedroom to the right, access to the courtyard at the back, separate toilet, bathroom (bath, wash basin) bedroom 2 attached to bedroom 3 which can open to bedroom 1. Sitting room to the left with integrated log burner (insert) and mezzanine over part of the sitting room. Upstairs: Insulated attic divided in two: one space left of the stairs (bed) one space to the right (storage) and attached the mezzanine as office space. Outside: Courtyard with the well, the piggery for storage, a former bread oven with separate entrance as boiler room and storage for the pellets. The large barn close to the house with the field and second well attached. Garden entrance between the house and the barn, another wider entrance for a car/tractor to the field at the other...

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

This lovely country house, tucked away in a small hamlet is ready to go: It has a great energy label due to the double glazing and insulation and the kitchen has recently been updated.

The sitting room is cozy with its integrated log burner and it has natural light coming in on three sides. Above it is a mezzanine, currently in use as office space.

There are three bedrooms on the ground floor, from which two are connected and one is in the middle. It's an ideal situation to have a beautiful Jack&Jill bathroom. The bathroom. The attic is insulated but needs finishing. It is possible to create one or two bedrooms there without losing too much storage space. The exterior offers a private courtyard with a piggery and the well. The former bread oven is now the boiler room. The large barn offers 200M2 per floor and has a field of just over 2000M2 behind it. Opposite the house is a parcel of 49M2 which can be used to build a carport.

The villages nearby are Chamboulive at about 5 minutes (bar, restaurant, bakery etc. and Le Lonzac at less than 5 minutes with a grocery store, a bakery, a pharmacy bars and restaurants.

Uzerche is the bigger village with two supermarkets, a cinema, various shops, garages and the train station which connects you to Limoges-Paris (straight line) in the North and Brive-la-Gaillarde in the South from where you can go to Bordeaux, Toulouse, Tulle, Rodez etc.

Limoges...

LOCAL TAXES

Taxe foncière:

624 EUR

NOTES