

Rare opportunity to buy a 3bed house with a lake-side garden in the commune of Treignac in peaceful setting

EXCLUSIVE



INFORMATION

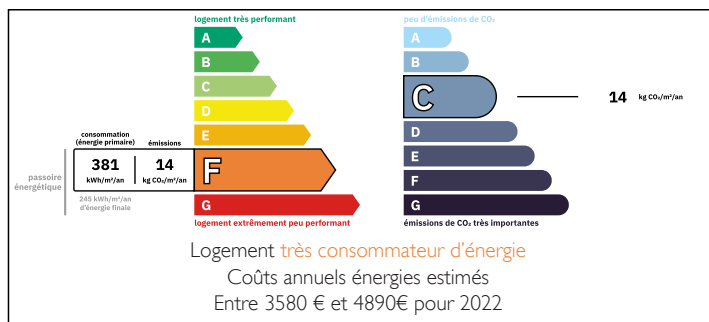
Town:	Treignac
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	3599 m2

IN BRIEF

Entrance, kitchen, dining room, sitting room, utility room with toilet. Upstairs: landing with corridor, three bedrooms, bath room. Exterior: access to the cellar, attached stone lean-to with shower and chimney, garage. Higher up is a garden at the back, in front, not attached on the other side of the lane a garden bordering the lake. Separate garage.

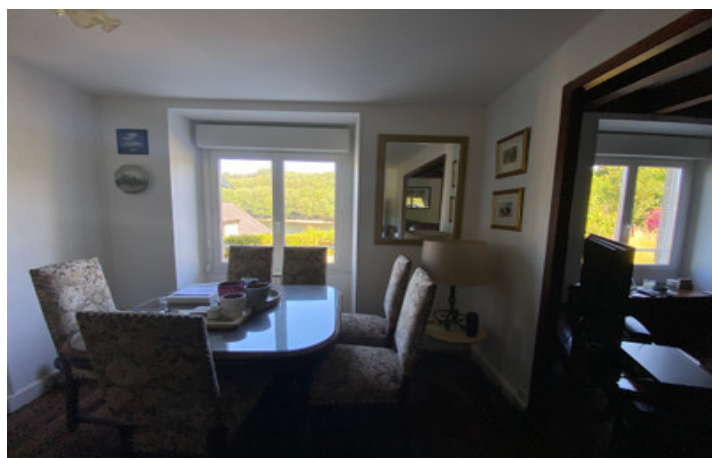


ENERGY - DPE



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 house is situated in a spot you will rarely find: A stones throw away -literally!- from the Treignac lake. The large front garden is actually bordering the lake! The house itself has been updated: a good-sized kitchen with a utility room next to it. It also has a lovely dining room and sitting room, both with views over the lake.

There are two cellars: one is accessible inside the house and is a real cellar: vaulted and with fresh air coming in. The other one is accessible from the outside. Upstairs you will find three good-sized bedrooms, all with a lake-view. The bathroom is at the end of the landing. The house also has a lean-to: a stone shed with a chimney and a shower.

At the moment, the house is connected to spring-water.

So what are you waiting for?

Come over and enjoy the lakes, go hiking, exploring and then spend wonderful evenings on the terrace while the sun sets. It's The Dream!

Vibrant Treignac at a couple of minutes by car offers bars, restaurants, a vet, DIY-shops, bakeries etc.

Nearest train station is Uzerche at 20 minutes, which connects you with Limoges (with airport: London Stanstead&Gatwick, Leeds/Bradford, Nottingham, Manchester, Southampton and Bristol) and further North and Brive-la-Gaillarde (with airport) -Toulouse and further South. Paris can be 'done' in a day: leave at 08.00h, arrival at 12.15h, sightseeing up until 18.30h and back home at 23.30h!

Limoges airport is at $\pm$ 60 minutes by car with...

LOCAL TAXES

Taxe foncière: 800 EUR

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