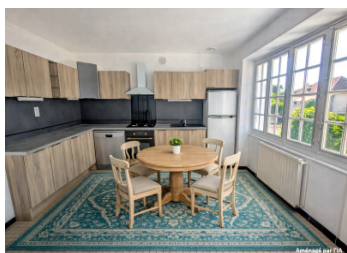
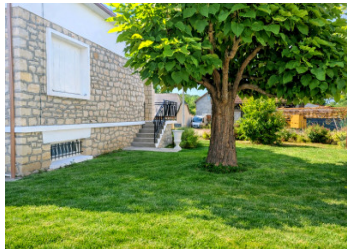


Charming Detached Home Near Brive & Terrasson with Room to Grow.



INFORMATION

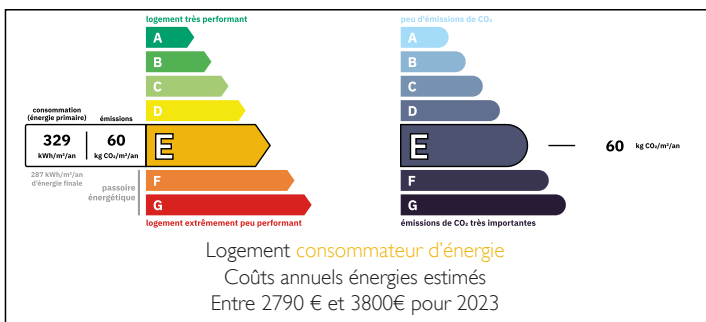
Town:	Mansac
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	709 m2



IN BRIEF

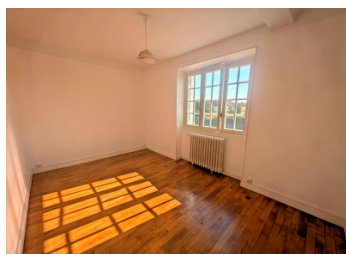
Detached 3-bedroom house in Mansac with garage, utility rooms, cellar, equipped kitchen, and bright living spaces. One bedroom includes a room ready for an ensuite bathroom. The attic can be converted for additional space. Ideally located between Terrasson and Brive-la-Gaillarde, in a quiet residential setting.

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

Located in the peaceful village of Mansac, this well-maintained detached house sits on its own private plot and offers a comfortable layout with excellent potential for future expansion. Ideally positioned between Terrasson and Brive-la-Gaillarde, the property benefits from easy access to shops, schools, and services, while remaining in a calm residential environment.

The ground floor features a welcoming entrance hall, a large garage, a utility room, and a cellar, providing generous storage and practical workspace.

The main living area is on the first floor, offering:

Three bedrooms with wooden flooring

One bedroom with an additional room ready to become an ensuite bathroom (plumbing already installed)

A bright living room

A fully equipped kitchen

A bathroom

A separate toilet

The attic can also be converted, giving you the opportunity to create extra living space such as a home office, additional bedrooms, or a playroom.

Outside, the house presents a clean façade combining stone and modern elements, with a gated entrance and a pleasant setting close to nature.

This property is ideal for buyers seeking a solid, move-in-ready home with great potential for personalisation in a highly convenient location.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: 1335 EUR

NOTES