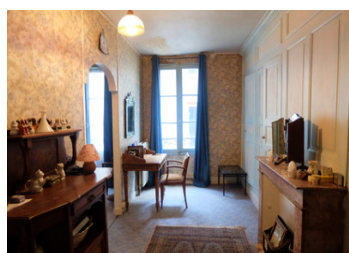


5 bed townhouse with terrace and patio in centre of lovely medieval town



INFORMATION

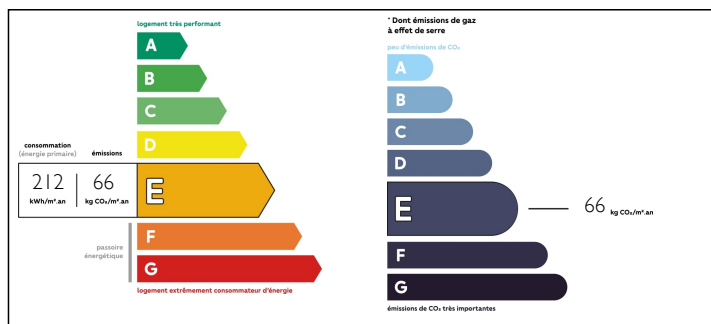
Town:	Uzerche
Department:	Corrèze
Bed:	5
Bath:	3
Floor:	214 m2
Plot Size:	130 m2



IN BRIEF

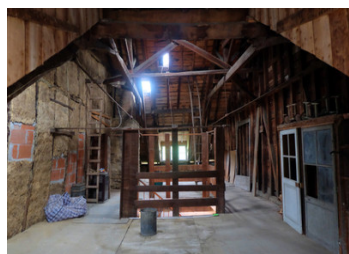
Situated right in the centre of the beautiful medieval town of Uzerche, known as "the pearl of the Limousin", this substantial townhouse offers extensive living accommodation along with an outdoor terrace and paved courtyard, which are easy to care for. Set over 3 floors, the house consists of a large living area with built-in kitchen, a separate living room, 5 /6 bedrooms all of which have either an ensuite bathroom or handbasins in place. A spectacular spiral staircase leads from the ground floor all the way up to an enormous attic, which is suitable for conversion to additional living space. A range of shops and restaurants are within walking distance and the town is served by a mainline railway station. The property would make a wonderful "lock up and leave" holiday home, but is equally suitable for family living or even Chambres d'Hôtes.

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

Ground floor : The front door opens into a long hallway, leading to a downstairs bathroom with WC and the main reception room, which is composed of a seating area with inglenook fireplace and an open-plan kitchen. A small corridor leads to a separate sitting room, with a window looking on to the street. Double doors open out from the kitchen to the terrace. Steps lead down from the terrace to the paved patio area and the entrance to the cellar.

First floor: A beautiful spiral staircase leads up to the first floor. To the left of the landing is a large bedroom with dressing room and ensuite (two windows looking onto the street). To the right are two linked double bedrooms, each with ensuite bathroom and WC. Windows looking towards the river Vézère.

Second floor: The spiral staircase continues up to the second floor, with a huge open bedroom with sitting room to the right of the landing. This room benefits from a basin and WC which are not currently enclosed. To the left of the landing, there is another large double room, currently used partly as a bedroom but also as a games room.

Attic: A door from the second floor landing opens onto the continuation of the spiral staircase, leading up to an enormous attic with very high ceilings. This attic space has the potential to be converted to additional living accommodation.

Cellar: Access to the cellar is via the outside...

LOCAL TAXES

Taxe foncière: 930 EUR

Taxe habitation: 752 EUR

NOTES