

Beautifully renovated spacious house in the old streets of Uzerche! Garden with apple-&cherry tree, river view

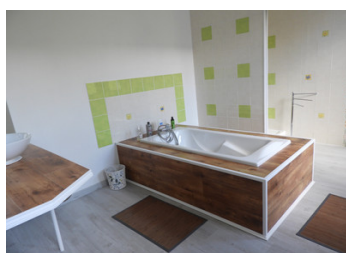


## INFORMATION

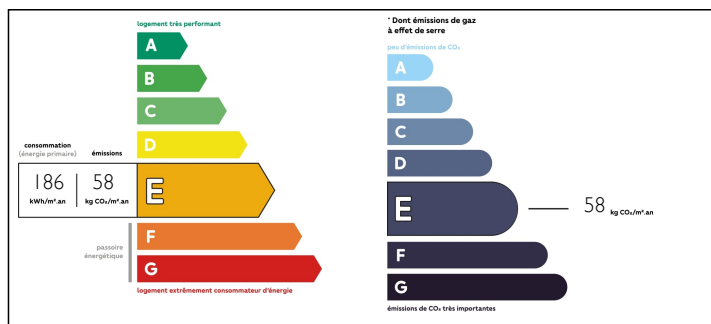
Town:	Uzerche
Department:	Corrèze
Bed:	6
Bath:	2
Floor:	263 m2
Plot Size:	442 m2

## IN BRIEF

Entrance, hall, sitting room, large kitchen with island, 2 dining areas, toilet. Separate independant annexe with boiler room and staircase. 1st floor: Landing with toilet and walk-in closet, three double bedrooms from which one very large with fire place and large bathroom (bath&shower) ensuite. 2nd floor: Landing with bathroom (mini-bath) and separate toilet, two double bedrooms, large 'playroom' with two walk-in closets from which one with a window. 3rd floor is the large attic which can be converted into even more habitable space. Garden with river view.



## 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.



## LOCAL TAXES

Taxe foncière: 1996 EUR

## NOTES

## DESCRIPTION

This wonderful, spacious house is situated in one of Uzerche's oldest and prettiest streets. In fact it's one of the oldest houses of Uzerche, although over time it has known many changes and improvements: It was once the stables for the cavalerie of Uzerche! the horses came in through the arched window. Now it is one of the dining areas at the back of the house, where the entrance of the garden is. The large open plan kitchen is in the middle of the dining areas and the sitting room.

All electrics are re-done, double glazing

The access to the attic is in this apartment. It is a huge and T-shaped and could be converted into extra habitable space.

Uzerche has most amenities: supermarkets, bars&restaurants, a library, a bakery and cinema at 5 minutes on foot. There is a train station from which you can be in Paris in 4,5 hours!

There is a vet, various DIY-markets, La Poste, banks, canoeing and biking, a great summer-evenings market and of course the river Vézère.

Limoges airport at  $\pm$  60 minutes with regular flights from&to London Stansted and Gatwick, Leeds/Bradford, Nottingham, Manchester, Southampton and Bristol.

A MUST-SEE!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>