

Semi-detached, cozy house, in the middle of a hamlet with piggery, barn and well on a plot of 3587m2



## INFORMATION

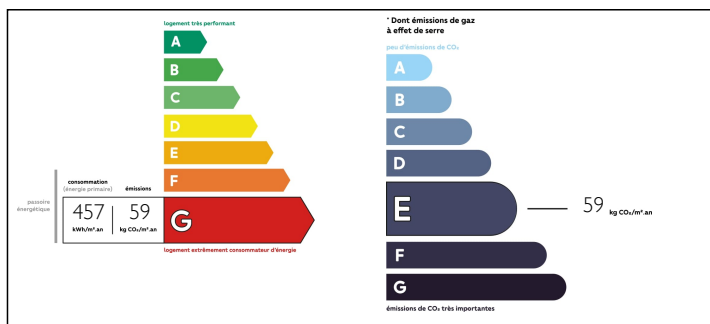
Town:	Saint-Aulaire
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	2000 m2



## IN BRIEF

2 bedroom house built on a basement and with a convertible attic. Spacious kitchen, dining and living room, both bedrooms, shower room and separate toilet on the ground floor. Possibilities to create further bedrooms and/ or bathroom in the attic space. Located in the middle of a little hamlet at a few minutes from the bakery and at 10 min of the lively market village Objat with everything for every days needs including bakers, butchers, post office, 4 supermarkets, doctors, vet, pharmacy bars, restaurant and 20 min from the city of Brive-La-Gaillarde. Single glazing - Gas fueled heating and heating by wood burner- drainage will not conform to current standards. Work needed and attic conversions requires finishing All measurements are approximate. More pictures are available on request!

## 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: 900 EUR

## NOTES

## DESCRIPTION

Ground Floor: Open plan lounge kitchen dining room (34 m<sup>2</sup>) with terrace on the side, wooden floor, wood burner and fitted kitchen with a good range of units, including a hob, oven and dishwasher. Dining room with wooden floor, exposed beams, open fire place and stairs to the attic and doors giving access to the shower room and separate toilet Living room 23m<sup>2</sup> with wooden floor, electric stove and stairs to the cellar. On each side of the living room there is a door that gives access to a bedroom On the left side, bedroom 1, with wooden floor and original features (15,4m<sup>2</sup>) On the right side, bedroom 2, 11 m<sup>2</sup> Attic : a bedroom-bathroom, attic conversion, requires finishing. 3 cellars and utility room Outside : Small terrace next to the kitchen and very private terrace at the backside overlooking it's own land with mature trees. Piggery, barn (80 m<sup>2</sup>) in need of renovation and well The property is situated 5-6 kms from the market village of Objat which has everything for every days needs including bakers, butchers, post office, 4 supermarkets, doctors, vet, pharmacy bars, restaurant. It is 20 min from the city of Brive-la-Gaillarde ( A20 motorway access) Aéroport Brive Vallée de la Dordogne (Nespouls) 27,3 km Aéroport international Limoges : 106km Objat : 4,5 km Brive-La-Gaillarde : 16,2 km

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