

Practical single-storey house with independent flat in a remarkable Corrèze village.



INFORMATION

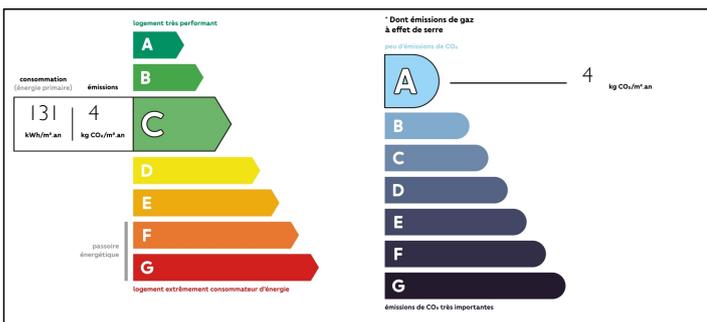
Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	2
Bath:	2
Floor:	96 m ²
Plot Size:	582 m ²

IN BRIEF

Just a few kilometres from Marcillac-La-Croisille and within easy reach of all amenities, this attractive, recently-built, single-storey house has been fully renovated, equipped and insulated. It has a lovely adjoining flat that can be used as a home or for rental. Remarkable natural 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

The main house on one level comprises a large living room/kitchen of 43m², a bedroom of 11m² (solid wood parquet flooring) with a large dressing room of 11m², a bathroom and a toilet. The adjoining flat comprises a 19m² living room/bedroom, a 4m² bathroom and a mezzanine used as a children's bedroom (2 single beds).

Heating system: heat pump (installed in August 2022) and 2 electric heaters (1 in the bedroom and 1 in the dressing room).

The windows are double-glazed and fitted with electric roller shutters.

This brick mason's house, built in 1970, has a tiled roof in perfect condition and benefits from good energy and climate performance.

On the grounds is a small wooden chalet used for storage.

There is no garage at this property, but it is very easy to park in the small one-way street in front.

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

LOCAL TAXES

Taxe foncière: 510 EUR

NOTES