

Great location for pretty 3 bedroom house with balcony, conservatory, garage and breathtaking views

EXCLUSIVE

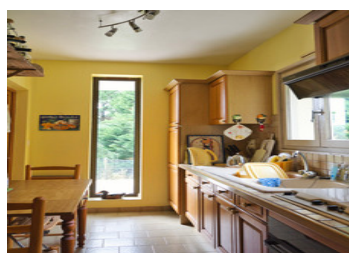
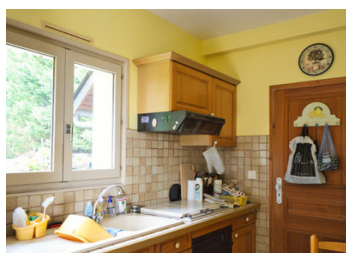
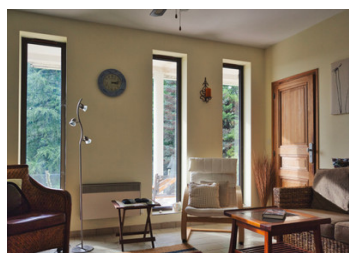


## INFORMATION

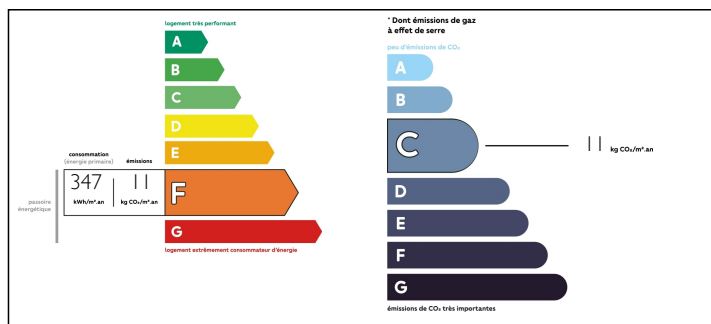
Town:	Estivaux
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	63 m2
Plot Size:	3590 m2

## IN BRIEF

Idyllic located! As last house on a dead end road, not far from the river the Vézère this late 20st century (holiday) home would be an ideal escape from the hustle and bustle of everyday life., offering you stunning country side views, piece and tranquility. Possibility to buy extra land- sold fully furnished. Possibility to install a swimming pool More photos 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.



## DESCRIPTION

Ground floor

Entrance in hall giving access to :

- Bathroom with shower and washbasin + storeroom
- Toilet
- Kitchen (1,90x3,52m) with door giving access to the living room
- Living room (24,68 m<sup>2</sup>)

Living room giving access to :

- Conservatory (approx 20m<sup>2</sup>)
- Bedroom 1 (3,36x3,54m)

First floor

- Landing (1,50 x 1,80m)
- Bedroom 2 (1,60x3,00m)
- Bedroom 3 (1,60x3,00m)

Both bedrooms have access to the balcony (5,35 x 1,95m)

- Bathroom with bath, washbasin and toilet
- Storage space

On the left side of the house a garage (5,25x3,56m)

Garden-land around the house (partially fenced)

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

## NOTES