

Modern (1990)5 bedroom Villa with swimming pool in 3191m2 landscaped gardens all built professionally to a very high standard and offering...



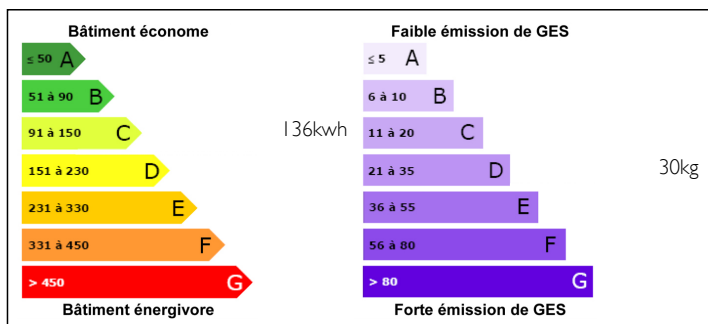
INFORMATION

Town:	USSAC
Department:	Correze
Bed:	5
Bath:	4
Floor:	300 m2
Plot Size:	3191 m2

IN BRIEF

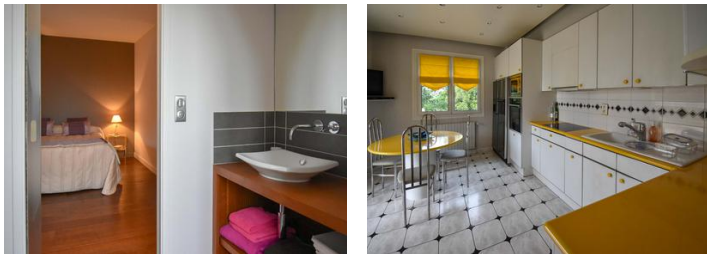
Spacious Modern 5 Bedroom Villa offering modern comfort with 4 bathrooms, swimming pool(11mx5m), separate 30m2 poolhouse, the property has been built to a very high standard and is situated within fenced landscaped gardens with automatic irrigation and outside lighting. Large a/conditioned wine cellar 2 kms from shops in Varetz and 8kms from Brive la Gaillarde. Buildings and equipment are well maintained, possibility of purchasing additional land at rear of property if required.

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

GroundFloor 126,9m²
Entrance Hall 25m²
Lounge/Dining Room 44m²
Kitchen (fully equipped) 14m²
Office/Bedroom 5 14m²
Laundryroom 5,2m²
Bedroom 1 14m²
Bathroom(Balneo) 8,2m²
WC
1st Floor
B/room 2 11m²
Bathroom (Shower)
WC
B/room 3 15m²
Bathroom (Shower)
WC
Chambre 4 16m²
Walk-in Wardrobe 4,5m²
Bathroom (Shower)
Basement
Garage 48m²
Utility Room 16m²
2 Celliers 10m²
Summer Kitchen 23m²
Wine Cellar 16m²
Hall 23m²
Outbuildings
Pool House 30m²
Outside Kitchen (covered) 15m²

LOCAL TAXES

Taxe foncière:	14 EUR
Taxe habitation:	7 EUR

NOTES