

Back on Market: Lovely 2bed cottage, a get-away-from-it-all in the Corrèzien countryside

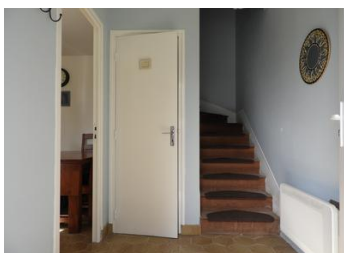


## INFORMATION

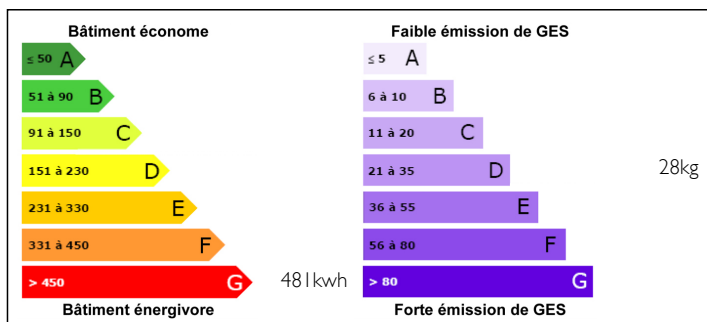
Town:	PEYRISSAC
Department:	Correze
Bed:	2
Bath:	1
Floor:	0 m2
Plot Size:	375 m2

## IN BRIEF

Lovely cottage comprising on ground floor: entrance hall with toilet, kitchen, sitting room with woodburner connection 1st floor: two bedrooms, shower room. Manageble garden. Double glazing



## 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

This is all you need to take a break: a nice and private garden, a sitting room to spend time in front of the wood burner, two bedrooms....and the rest of the Corrèze around to enjoy.

There is a working kitchen and the other rooms are waiting to be decorated and give your own touch to the property.

The cottage offers de possibility to enjoy France close to 'home' or go out and explore.

The Corrèze has a lot to offer and you will be right in the middle: Historic Uzerche and Treignac are only 15 minutes away, Brive-la-Gaillarde and Tulle are the bigger towns to go shopping and Limoges, capital of the Limousin is at ± 1 hour

Treignac at 15 minutes with its beautiful lake and sandy beach: Supermarket, restaurants, bars, vet, smaller shops, sportive activities like canoeing, swimming, kite surfing/paragliding, hiking&biking.

Uzerche at 15 minutes: Supermarkets, train station (4,5hrs to Paris!) restaurants and bars, shops, DIY markets, cinema, vet etc.

Brive-la-Gaillarde at 45 minutes: Airport, train station, great weekly market, most shops, lovely town center with restaurants etc

Tulle at 45 minutes: Train station, shops, great weekly market, bars, restaurants, supermarkets etc.

Limoges at 75 minutes: airport, train station, zoo, shops, markets, almost everything.

## LOCAL TAXES

**Taxe foncière: 200 EUR**

**Taxe habitation: 139 EUR**

## NOTES