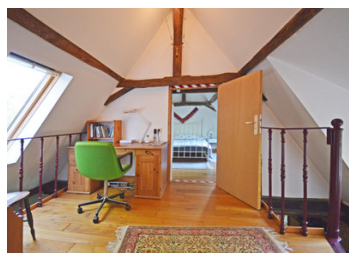
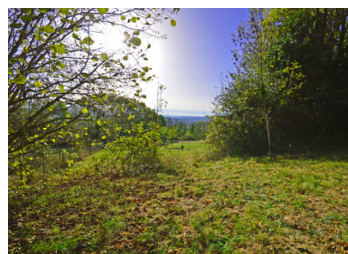


A pretty 2 bedroom cottage on the edge of a hillside hamlet with a barn and a stunning view, Juillac sector.



INFORMATION

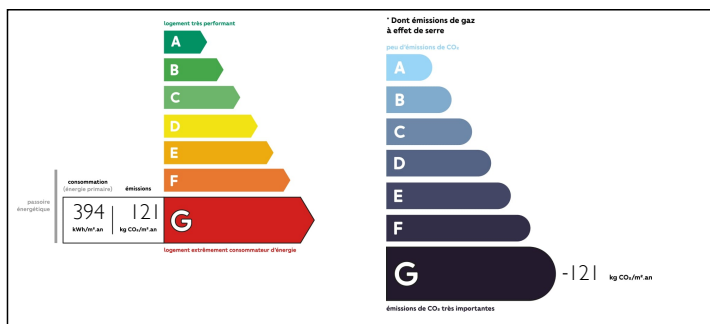
Town:	Juillac
Department:	Corrèze
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	1970 m2



IN BRIEF

A third of the way down a grassy lane that leads off from a pretty hamlet, this ancient stone cottage is open plan and simply laid out and ready to move in to with a bedroom on the ground floor with a washroom and shower downstairs and a bedroom and bathroom upstairs, there is also a large landing which has enough room for a sofa bed if wanted for extra accommodation. The property includes a nice sized stone barn directly opposite with a good roof for possible conversion. There is also a beautiful, far reaching view that can be enhanced with some cutting back of undergrowth, a fabulous and rare opportunity.

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: 627 EUR

NOTES

DESCRIPTION

Ground floor (wooden flooring throughout)

Large open plan kitchen/dining/living room with large stone fireplace, exposed beams, and access to the terrace 40 m²

Bedroom 1 exposed stone, ceiling beams and window 9.5 m²

Washroom with shower, w/c, washbasin 5 m²

First floor (wooden flooring throughout)

Landing with dormer window and large velux window 7 m²

Bathroom with skylight, bath, washbasin, and w/c 2 m²

Bedroom 2 with 2 velux windows exposed beams 10 m² (14.5 m² floorspace)

Outside

Utility room (in old stone outbuilding adjacent to the cottage) 5.5 m²

Stone barn with dairy and manger still in place 83 m² (ground space)

Amenities

Local shops 5 kms

Supermarket 5 kms

Train Brive-La-Gaillarde 30 kms

Airport Brive-La-Gaillarde 40 kms

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