

---BACK on the MARKET---Beautiful authentic town house with non-attached garden in great village



## INFORMATION

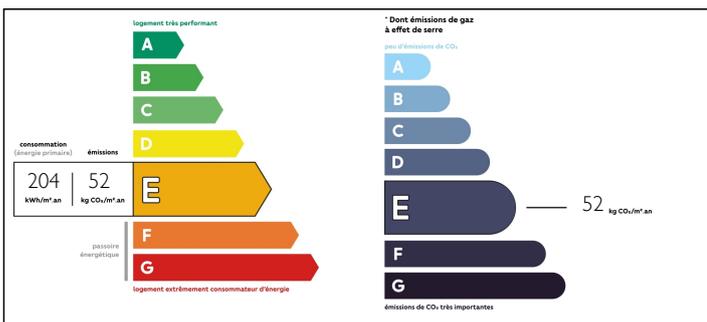
Town:	Uzerche
Department:	Corrèze
Bed:	4
Bath:	1
Floor:	212.93 m <sup>2</sup>
Plot Size:	300 m <sup>2</sup>



## IN BRIEF

This lovely 4bed house needs modernisation but is habitable: Entrance-hallway, sitting room/dining room, kitchen, large boiler room/utility room/storage room with balcony. A beautiful staircase leads to the first floor: corridor with four bedrooms from which two are very large. Built-in closets. Large convertible attic above. Cellar under the kitchen. A garden of 270M<sup>2</sup> opposite the house.

## 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 wonderful and authentic house is bursting with historic details, high ceilings, two entrances, a beautiful staircase leading up to four bedrooms and one floor higher to a large attic.

This townhouse would be an ideal holiday home for someone who wants to enjoy the pleasures of living in a small yet vibrant town, but doesn't want to have to deal with a large garden. The countryside is 'around the corner'.

This house represents good value for money!

There are no problems with septic tanks either, as this property is connected to mains drainage.

It can become a vast property with loads of possibilities.

You will be within walking distance of the medieval centre of Uzerche, known as the "Pearl of the Limousin".

And the village of Uzerche offers bakeries (2minutes on foot!), 3 supermarkets, bars and restaurants, a gallery, a vet, a cinema, DIY-shops, a medical center AND the train station in Uzerche (15 minutes on foot) will connect you to the larger cities around. Get on it at 08.00h and arrive in Paris just after 12.00h! Go shopping and return at your home at ± 23.00h

Access to the A20 (Brive-la-Gaillarde and Toulouse in the South and Limoges, Rochechouart and Paris in the North) in ± 10 minutes

Brive-la-Gaillarde with its airport and shops, hospitals etc at ± 40 minutes

Limoges, capitol of the Limousin, with airport and most amenities at ± 60 minutes: regular flight to London Gatwick and Stansted, Leeds/Bradford, Manchester, Southampton, Nottingham and Bristol.

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Information about risks...

## LOCAL TAXES

Taxe foncière:

1580 EUR

## NOTES