

UNDER OFFER with LEGGETT Set in the sought after village of Montgibaud, this little renovation project.



INFORMATION

Town:	Montgibaud
Department:	Corrèze
Bed:	1
Bath:	1
Floor:	40 m ²
Plot Size:	2045 m ²

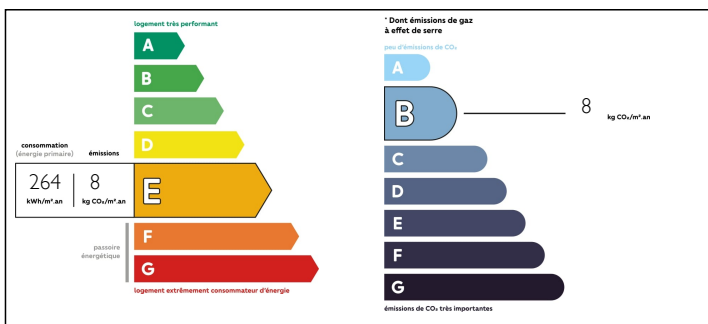


IN BRIEF

One bedroom cottage to renovate with an attached barn with possibility of expansion. Quiet countryside location with no passing traffic and beautiful views from the garden.

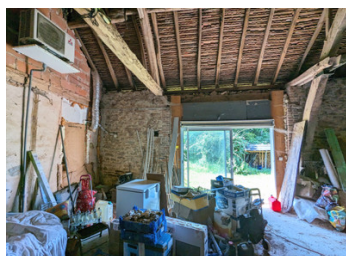


ENERGY - DPE



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

The cottage consists of a kitchen with a fireplace and integrated insert wood fire. Tiled flooring. Access staircase to the attic which could potentially create further bedroom space.

Off the kitchen is a bedroom which has partly been tiled. Double glazing.

Shower room with WC, hand basin & walk in shower. Double glazing.

To access the attached barn there has already been a doorway added from the kitchen. The barn has double glazed patio doors. Potential for extending the house into the barn.

The house has 2 heat pump fans installed plus heating via the wood burner. Fosse septic.

There is also a wood cabin to the rear of the property ideal for storage of gardening equipment. The land profits from a well.

Sitting on just over 2000m² of land with unspoilt countryside views from the garden in the popular village of Montgibaud.

For further information & photos and to book a visit please contact the agents.

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

NOTES