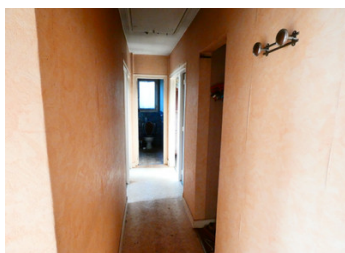


Single-storey house built in 1967 with basement to renovate, garden and garage.



INFORMATION

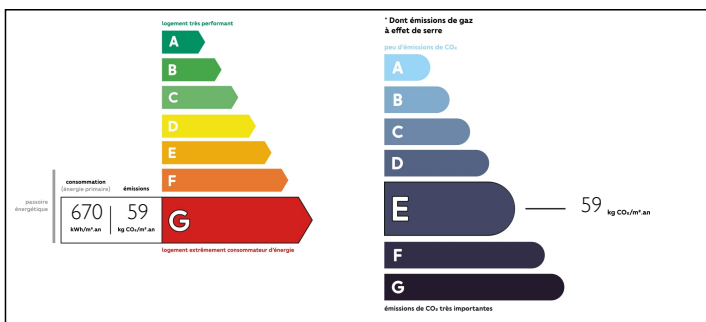
Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	3
Bath:	1
Floor:	75 m2
Plot Size:	547 m2



IN BRIEF

Practical house to renovate with garden close to all amenities and exceptional natural surroundings. The house has not been lived in for a long time and has remained "in its original state"... Renovations and storage are essential. The garden will also require some maintenance.

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 living area: The corridor leads to the living room (29m²), kitchen (10m²), 3 bedrooms (10m²) and a bathroom (6m²).

Basement: garage used as laundry room, workshop and storage space.

Adjoining garden with space for a vegetable patch, fruit trees and fountain.

Heating system: oil-fired central heating.

Sewage system: septic tank.

The house has not been lived in for many years and is in need of renovation, cleaning and tidying.

A separate plot of 484 m², 50 metres away, is also part of the sale.

Situated 50km from Brive (airport), 27km from Tulle and Argentat.

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

LOCAL TAXES

Taxe foncière: 547 EUR

NOTES