

Beautiful Bargain: 4bed riverside property with balcony and garden in lovely village

EXCLUSIVE



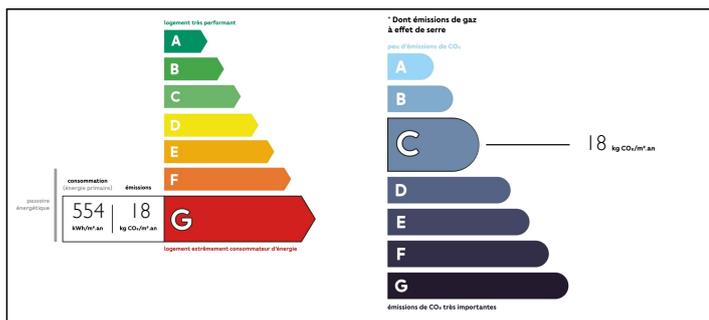
## INFORMATION

Town:	Vigeois
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	124 m2
Plot Size:	328 m2

## IN BRIEF

Ground floor: Hall, sitting room, dining room (both with access to the balcony), open plan kitchen, toilet. 1st floor: three bedrooms (from which one is behind another) bathroom with shower and toilet. 2nd floor: converted attic with bathroom (shower and toilet) Cellar/garage in use as play room, summer kitchen, utility room and storage. Garden with garden shed

## 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 lovely house is ready to use as a holiday home. It is beautifully situated by the side of the river with very little traffic.

The hall (with the wonderful staircase) is situated in the middle of the house and leads to the kitchen on the right and the sitting room on the left.

This lovely light room two windows and french doors to the balcony, overlooking the river (South-East) The dining room next to it has got access to this balcony too. The open plan kitchen is practical and light.

Upstairs, on the first floor you will find two double bedrooms as well as a smaller one. The bathroom (shower and toilet) are on this floor too.

The large converted attic offers a beautiful (bed) room with -again- a bathroom with shower and toilet.

It will need some improvements if you want it to be your permanent home: Double glazing would make quite a difference in terms of heating.

Vigeois is a lively village with basic amenities: bakery, butcher, pharmacy, fashion, la Poste, a railway station, a bar, a weekly market, a garage with workshop and a restaurant and a supermarket with petrol station.

The railway station is in walking distance (8 minutes), which provides the connection with Limoges (airport) and further north (Paris) but also to Brive la Gaillarde (airport) and further south (Toulouse and further)

There is a beautiful public lake with snackbar and restaurant.

Connection to the A20 (Paris, Limoges and Toulouse) in 10 minutes.

Nearest...

## LOCAL TAXES

Taxe foncière: **800 EUR**

## NOTES