LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A26789PRD19 Price: 140 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (130 000 EUR without fees)

Character house to renovate: well, cottage, land with pond. Great potential.















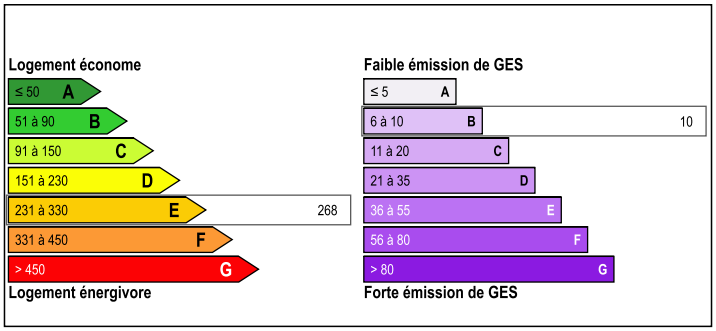
INFORMATION

Town:	Roche-le-Peyroux
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	208 m2
Plot Size:	6387 m2

IN BRIEF

Original property comprising a stone dwelling house and a large wooden chalet set in lovely grounds with well, vegetable patch, small paddock, garden sheds and fruit trees. Opposite the property, large plot of land with garden shed and bread oven, pond and stream. This property is located in a village, so it is not at all isolated.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**769 EUR**

NOTES

DESCRIPTION

The stone house :
Ground floor: spacious living room of 56m² with magnificent inglenook fireplace, souillarde, exposed beams and open-plan kitchen; bathroom of 9m², room used for storage and spacious bedrooms of 24m² with magnificent beams. The openings on the ground floor are single-glazed.

1st floor: Access from outside; an entrance hall of 15m², two bedrooms (15m² and 12m²), 2 rooms used as office, storage or bedrooms; a corridor/play area of 24m², a room (cumulus or laundry room) and a bathroom of 6m². NB: The walls on the 1st floor need repainting.

Above, the attic.

Adjoining the house is a storage room and a stone storage area for wood.
Heating system: electric; Space for a wood-burning stove in the living room, with the exhaust system already installed.
Sewage system: mains drainage.
Wooden frames with single glazing.
Mechanical tile roof (good condition).

Beautiful flat garden of 1291m² with well, vegetable patch, fruit trees and fenced area for dogs or chickens.

On the land: a chalet of 68m² over a basement used as a workshop or storage space, which could be converted into bedrooms; the windows are double-glazed.

Not adjoining the property but directly opposite is 4618 m² of land/meadows with a pond, stream and wooden shed with a bread oven.

This property is located in a village with 97 inhabitants, so it is not isolated and there are neighbours 50 metres...

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