LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31190JHC19 Price: 390 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (371 500 EUR without fees)

Renovated property: Business floor of 300M2 -a total of of 240M2 hab. surface: house +2bed gîte, nice garden

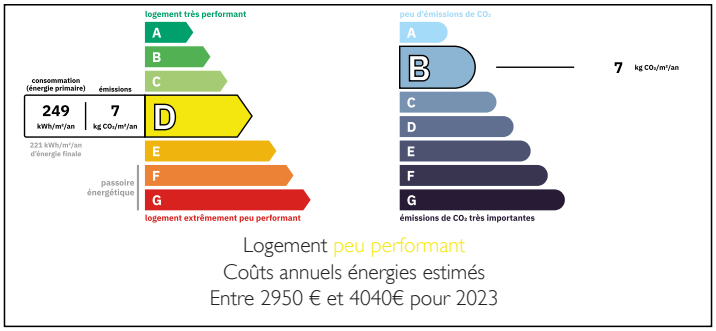
INFORMATION

Town:	Seilhac
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	240 m2
Plot Size:	4780 m2

IN BRIEF

Ground floor: entrance leading to the shop: a surface of about 300 m2 comprising the shop, an office, a photo studio, storage space and a toilet.
Access to the cellar of 10,74 m2 with mezzanine for more storage space.
First floor: Entrance via the terrace into the kitchen of 20,59M2, leading to the sitting/dining room of about 67M2 with access to the large terrace, a corridor 17,92 m2 leading to a bedroom of 18,5 m2 with access to the terrace and a second bedroom of 21,3 m2 with access to back terrace, a bathroom of 9,17 m2, a utility room of about 9M2 which also provides access to the gîte. A total of 170M2 terrace on two sides of this floor, accessible by french doors in the kitchen and sitting room. Large attic to convert. A gîte with a...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2950 € et 4040€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **5263 EUR**

NOTES

DESCRIPTION

This beautiful property has got it all: a great location close to the lake Bournazel, well know for its beaches and bar.
You will be in a calm area yet close to the village.
The house has been updated and offers all modern comfort.
A lot has happened in the last three years: the house got a new roof tiles, updated electric wiring, updated plumbing and tiling (floors and bathroom), double glazing, a new kitchen, a new bathroom, and a new pellet-heating system and brand new, up to date water heaters.
The house has become an efficient work/living property and is ready to move into.
The possibilities are endless!
There is already a modern guesthouse of just over a 100M2, which can be rented out as an extra income. It is big enough for a family of three. The guesthouse has been redone completely: a new kitchen, a new lounge, new bathroom with a bath and a walk-in shower, a toilet and two lovely bedrooms upstairs. The gîte can be connected to the house but is an independent dwelling if needed. The large attic has an insulated roof and can be converted into more habitable space. The garden is flat and easy to maintain. There are newly planted fruit trees.
It is possible to create a second gîte in the part where the tower is.
Seilhac offers most amenities: restaurants and bars, a supermarket, a vet, a medical center, a DIY shop/garden center etc. but also the smaller shops like bakeries, butchers,...