

Beautiful, large character house with slate roof, independent flat, garden and parking.



INFORMATION

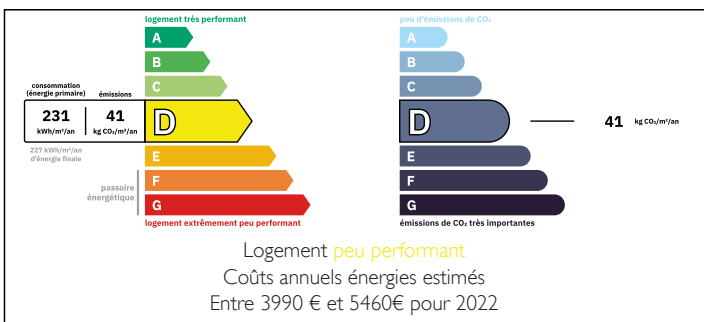
Town:	Argentat-sur-Dordogne
Department:	Corrèze
Bed:	5
Bath:	2
Floor:	146 m2
Plot Size:	416 m2



IN BRIEF

Beautiful character property with separate flat and garden. 5 bedrooms, 2 bathrooms, 2 kitchens, parking. Close to all amenities.

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.



LOCAL TAXES

Taxe foncière:

1300 EUR

NOTES

DESCRIPTION

Ground floor: 2 bedrooms of 11 and 12m², a study of 10m², a fitted kitchen of 20m², a bathroom and a toilet.

First floor: large 40m² living room with beautiful souillarde, 18m² fitted kitchen and beautiful 12m² bedroom with large cupboard, wc.

On the second floor: a 9m² bedroom (Carrez law), 2 rooms currently used as an office and music studio, a bathroom with bath and wc.

Heating system: wood-burning stove, electric heaters. The house is equipped with fibre optic cable.

This property is unusual in that it is half of an original property. There is a neighbour 30 metres away and 2 easements (car park and shared septic tank). This in no way detracts from its charm.

Property situated 3 km from the centre of Argentat-sur-Dordogne, 20km from Beaulieu-sur-Dordogne, 32km from Tulle and 43km from Brive-la-Gaillarde (airport).

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