LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A38821PRD19 Price: 41 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (35 000 EUR without fees)

A large, characterful village house in need of complete renovation. Beautiful garden and a well.

INFORMATION

Town:	Gros-Chastang
Department:	Corrèze
Bed:	2
Bath:	0
Floor:	160 m2
Plot Size:	448 m2

IN BRIEF

In a beautiful village full of character, located in a quiet area, beautiful stone house in need of complete renovation. Beautiful flat garden, well and roof in good condition. Calling all (skilled) DIY enthusiasts!

ENERGY - DPE

DPE not required.

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: **450 EUR**

NOTES

DESCRIPTION

This stone house has a fibre cement roof (in good condition) and comprises, on the ground floor, a 36m² living room with a fireplace and sink, two bedrooms (12m² and 13m²) and a 20m² annex room with a sink.

On the first floor, there is a 90m² space to renovate and convert.

On the garden level, there are two rooms that can be used as a cellar or workshop.

The house is connected to the water supply, the electricity supply (Linky meter installed) and the mains drainage system.

This property is not semi-detached but is not isolated either; it is situated in a quiet, charming village with neighbours nearby.

This property is 12 km from all amenities in the towns of Argentat-sur-Dordogne and Marcillac-la-Croisille.

Brive-la-Gaillarde and its airport are 57 km away.

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