

## Detached 1960s 5Bed House with garage, vegetable plot and garden, quiet country setting

EXCLUSIVE



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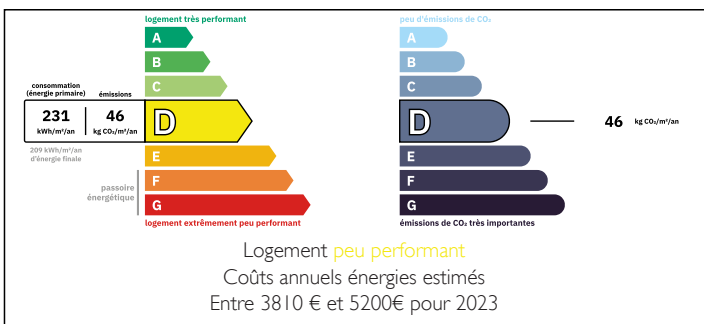
## INFORMATION

Town:	Brignac-la-Plaine
Department:	Corrèze
Bed:	5
Bath:	1
Floor:	169 m <sup>2</sup>
Plot Size:	1492 m <sup>2</sup>

## IN BRIEF

Countryside setting for this stone built house, built on 3 levels with garage, workshop space and boiler room at ground level, stairs to next level with Lounge/dining room, Kitchen, cellar, 2 bedrooms, bathroom and separate toilet, large wooden staircase to part converted loft area with spacious landing leading to 3 bedrooms, separate washroom and additional under eaves space used as storage; Outside nice garden overlooking fields. Shops, train station nearby with easy access to Brive la Gaillarde, A89 motorway to Bordeaux ( 2 hours approx) and Terrasson lavilledieu for 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.



## DESCRIPTION

Outside stairs to terrace with front door to hallway leading on one side to spacious Lounge/dining room area 27m<sup>2</sup>( with parquet flooring), on the other side large kitchen 19m<sup>2</sup> with french doors to front terrace, cellar 8m<sup>2</sup> with stairs to basement. Also on this floor Bedroom 1 ( 15m<sup>2</sup>) Bedroom 2 (13m<sup>2</sup> ) bathroom and separate toilets .Large wooden staircase leading to part converted attic landing 10m<sup>2</sup> (approx) Bedroom 3 ( 13m<sup>2</sup>) Bedroom 4 ( 14m<sup>2</sup>) and Bedroom 5 ( 14m<sup>2</sup>), washroom 7m<sup>2</sup> and additional under roof space used for storage ( 9m<sup>2</sup> approx );

Garden level access to large garage 48m<sup>2</sup> with summer kitchen area 29m<sup>2</sup>, workshop area 13m<sup>2</sup>. Oil boiler ( Bosch) with additional wood burner upstairs.

Exterior space with large garden and vegetable plot as well as parking area to the front of the property.

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

## NOTES