LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41596JHC19 Price: 172 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

Lovely 4bed/2bath fermette to update, land-large barn-well-bread oven, calm location. Extra hectare possible.















INFORMATION

Town:	Condat-sur-Ganaveix
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	89 m2
Plot Size:	7890 m2

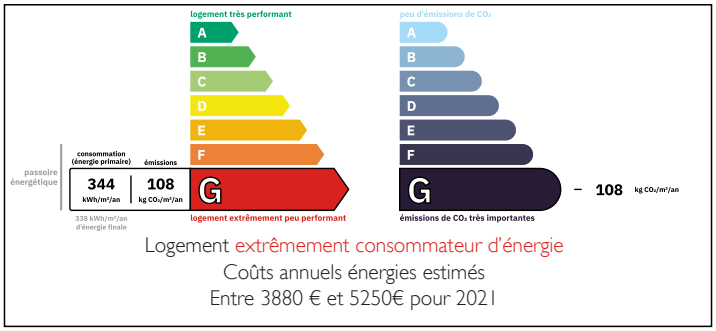
IN BRIEF

Entrance into open plan kitchen with fire place and access to the garden, two bedrooms, shower, separate toilet.

Upstairs: 3 bedrooms, shower with toilet, wash basin and bidet. Cellar underneath.

Large barn, partly on two levels, land behind it. Garden and field with walnut trees. Well and attached bread oven.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 3880 € et 5250€ pour 2021

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:	**253 EUR**

NOTES

DESCRIPTION

This beautifully located farmhouse is ready to change your life. It is well maintained, it has a large open-plan kitchen with its original 'cantou' the fire place.

It offers no less than 4 bedrooms from which two are on the ground floor, as well as a shower room and separate toilet. The other two are upstairs and share a bathroom with shower, wash basin, toilet and bidet.

The house sits in its garden, which is not overlooked by neighbours. The large barn offers heaps of potential for parking, storage ad or guest facilities but also a stable for farm animals is possible. There is a non-attached field opposite the house and if needed it is possible to acquire an extra ± 1 hectare of land.

The village of Condat-sur-Ganaveix offers the basic amenities: a primary school, a hairdressers ands a grocery shop with gas station.

The town of Uzerche, with its bakeries, butchers, supermarkets, bars and restaurants, a gallery, a vet, a cinema, DIY-shops, a medical centre and a train station (4 hrs to Paris!) is at ± 10 minutes.

Access to the A20 (towards Brive-la-Gaillarde and Toulouse in the south and Limoges, Rochechouart and Paris in the north) in ± 10 minutes

Brive-la-Gaillarde with its airport and shops, hospitals etc at ± 40 minutes

Limoges, capitol of the Limousin, with airport and most amenities at ± 60 minutes: regular flights to London Gatwick and Stansted, Leeds/Bradford, Manchester, Southampton, Nottingham and Bristol.

The train station in Uzerche (at about 15 minutes) will...