

Detached 4 bed house with panoramic views, garage, fenced and secure garden and woods
Correze/Dordogne border



INFORMATION

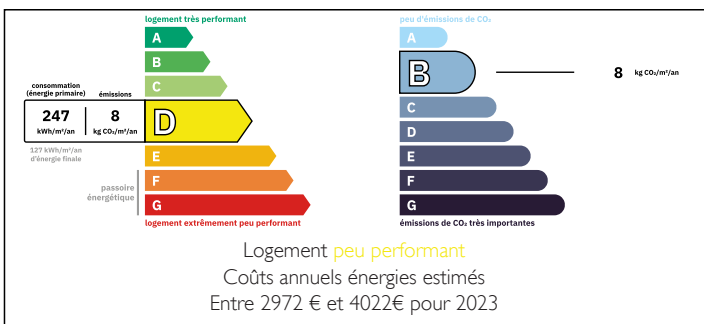
Town:	Cublac
Department:	Corrèze
Bed:	4
Bath:	1
Floor:	171 m ²
Plot Size:	8895 m ²

IN BRIEF

Detached 4 bed 1980s house with spacious garage, car port, fenced and secure mature garden with electric gate, and driveway. Separate adjoining plot (woods) House and garden are well maintained and will be suitable for a young family with children and pets due to the proximity to Terrasson and Brive for schools, transport, shops, bars and restaurants, doctors, cinema, large modern library, sports field and swimming pool. Hiking and cycling trails available locally.



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

Entrance to hallway

Lounge 37m²

Fitted kitchen 16m²

Hall 7m²

Bedroom 1 - 21m²

Bedroom 2 - 15m²

Bedroom 3 - 14m²

Bathroom with toilets

Guest WC

Office 6m²

Stairs to loft area

Bedroom 4 - 31m²

Attic space 1 - 18m²

Attic space 2 - 20m²

Stairs to basement

Garage 41m²

Kitchen 18m²

Workshop 14m²

Hallway

Cellar 1 - 12m²

Cellar 2 - 14m²

WC

Mature Garden fenced (secure for dogs) electric gate with videophone link to house, rain water tank, car port, total garden plot size 3025m²

Woods on adjoining plot 5870m²

Brive la Gaillarde 25ms away

Less than 10ms by car to train station, post office and shops.

School shuttle transfer

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière:

1348 EUR

NOTES