LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41905LBC19 Price: 333 900 EUR

agency fees included: 6 % TTC to be paid by the buyer (315 000 EUR without fees)

Contemporary 4 bed detached house with swimming pool, terrace and views (Correze/Dordogne border)















INFORMATION

Town:	Cublac
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	2058 m2

IN BRIEF

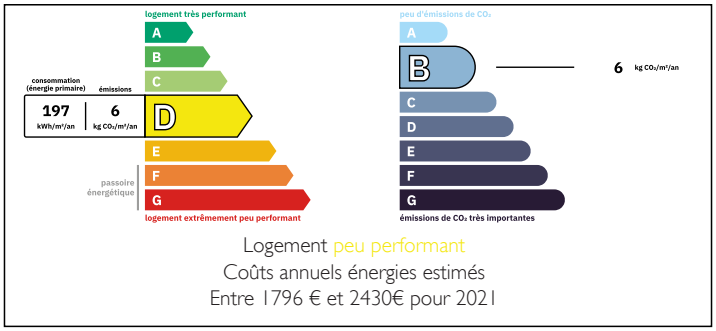
Recent build 4 bed detached house, garden and swimming pool in Cublac close proximity to Terrasson Lavilledieu (10ms) and Brive la Gaillarde(25ms)

Train station, good access to Motorway A89, close to Brive, Bergerac and Limoges airports not forgeting Bordeaux and Toulouse.

There is one bedroom and shower as well as toilets on the ground floor, fitted kitchen and spacious lounge/dining room with 3 more bedrooms and a small office upstairs with a second bathroom and separate toilets.

Interesting opportunity for a second home or even a family one for a resettlement move to the area.

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 1796 € et 2430€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **1042 EUR**

NOTES

DESCRIPTION

Main door to entrance hall
Storage cupboard
WC
Shower room
Fitted and equipped kitchen 10m²
Dining room/living room (wood-burning stove) 60m²
Bedroom 1 - 13m²
Garage 22m²
First floor
Bedroom 2 - 11m²
Bedroom 3 - 15m²
Bedroom 4 - 13m²
Bathroom with shower cubicle and bathtub
WC
Study 7m²
Exterior
Basement
Front garden lawn
Rear terrace
Steps leading to
Saltwater swimming pool approx. 7x3m with own terrace
Pool house
Cublac centre 5 minutes away
Terrasson Lavilledieu 10 minutes away

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

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