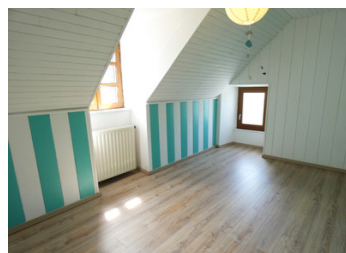
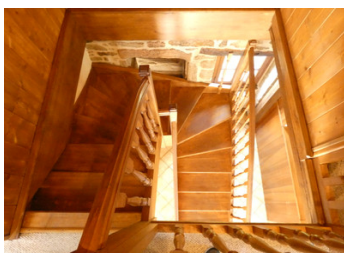


A charming, characterful, single-storey house with a large, tree-lined garden. Good value for money.



INFORMATION

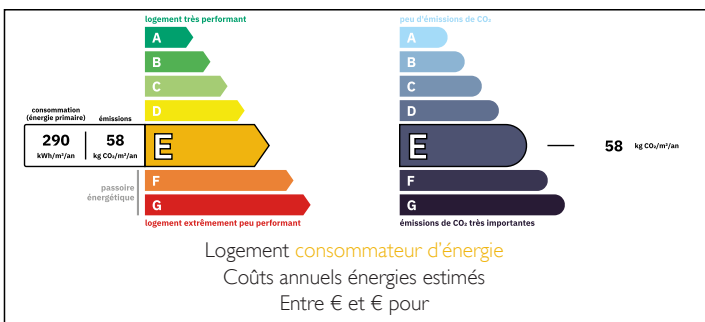
Town:	Marcillac-la-Croisille
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	103 m ²
Plot Size:	2471 m ²



IN BRIEF

In a hamlet of 134 inhabitants, a charming, renovated single-storey country house within easy reach of local amenities and a magnificent 568-acre lake. 3 bedrooms, 2 bathrooms, a terrace, parking, a vegetable patch and a large garden with trees. A home adapted for people with reduced mobility and equipped with fibre-optic broadband.

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

On the ground floor: a beautiful, characterful living room/kitchen with a 45m² open-plan fireplace and a lovely master bedroom with an en-suite shower room (22m²).

First floor: a 10m² bathroom, two bedrooms (11m² and 20m²) and a room used as an office (8m²).

Adjoining barn with two 14m² levels.

Heating system: oil-fired central heating and a wood-burning stove in the living room.

Sewage system: mains drainage.

Roof in good condition (Spanish slate).

A site has been prepared for a swimming pool, as well as a vegetable garden.

This property is not isolated; it is situated in a village and is not semi-detached, but there are, of course, other properties in the village.

Property close to all amenities and a 230-hectare lake. One hour from Brive-la-Gaillarde airport.

Remarkable natural and historic surroundings.

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

LOCAL TAXES

Taxe foncière: 440 EUR

NOTES