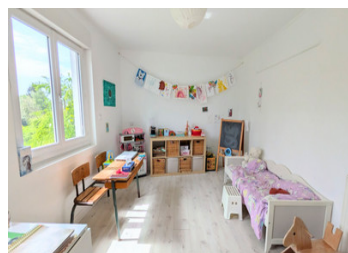
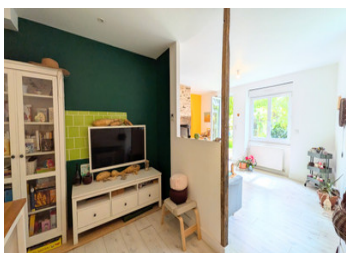


## Renovated 5-Bed Village Home with Garden in Central Lubersac – Walk to Shops & Schools

EXCLUSIVE



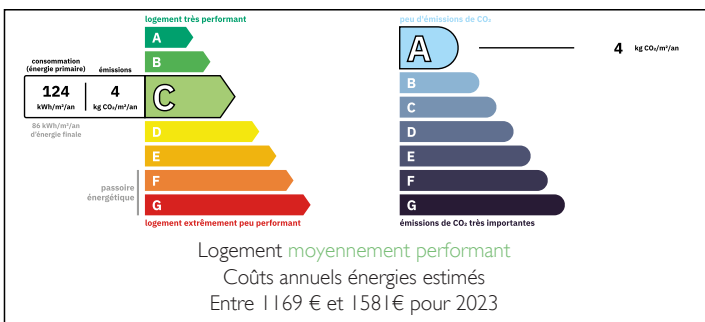
## INFORMATION

Town:	Lubersac
Department:	Corrèze
Bed:	5
Bath:	2
Floor:	160 m <sup>2</sup>
Plot Size:	368 m <sup>2</sup>

## IN BRIEF

Set just off the heart of Lubersac's town square, this beautifully renovated 5-bedroom home blends character with modern comfort. With bright, welcoming living spaces, wood-burning stoves, heat pump system and a lovely garden filled with young fruit trees, it offers an easy, walkable lifestyle in a vibrant village setting. Ideal as a family home or a lock-up-and-leave base.

## 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.



## LOCAL TAXES

Taxe foncière: **800 EUR**

## NOTES

## DESCRIPTION

Positioned just moments from the town square in the charming village of Lubersac, this well-presented home has been thoughtfully renovated over the last years to create a comfortable and practical living space while retaining a warm, characterful feel.

Patio doors opens directly into a bright and airy kitchen, fitted with an electric oven and hob. This welcoming space also features a character wood-burning oven, making it a cosy hub of the home year-round.

From here, the layout flows naturally into a generous living room with wooden style flooring, offering plenty of space for both relaxation and entertaining. A secondary area to the rear provides a perfect snug or television space, creating flexibility for modern family living. A second wood-burning stove in a "cantou" fireplace adds to the atmosphere and comfort.

Off the living room, a corridor leads to a useful storage cupboard and an additional storage area.

Upstairs on the first floor, you'll find three well-proportioned bedrooms, all benefiting from built-in storage. A spacious family bathroom includes a bath and 2 sink units, while a second, smaller bathroom with a sit-down style bath and WC adds practicality.

The second floor offers two further bedrooms along with attic space, providing additional accommodation.

Outside, the property continues to impress with a charming garden to the side and rear. Established fruit trees and planting, creates a lovely outdoor space with plenty of potential for relaxing, gardening, or entertaining.

With its central location, everything Lubersac has to offer is within easy walking distance — shops,...