LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45188JHC19 Price: 169 999 EUR

agency fees included: 8 % TTC to be paid by the buyer (157 500 EUR without fees)

Lovely 2/3bed house with garden and pond close to public lake in pretty village. Excellent energy label!















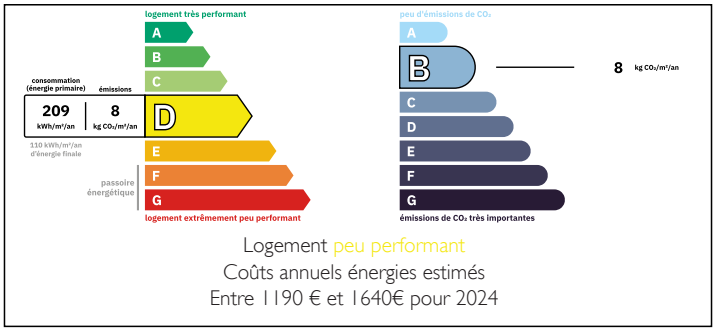
INFORMATION

Town:	Saint-Pardoux-Corbier
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	382 m2

IN BRIEF

Lovely house with on the ground floor: sitting/dining room with french doors to the terrace and garden, kitchen with french doors to the terrace and garden, extra (bed)room, bathroom with shower, toilet and wash basin. Upstairs: landing, built in closet, 2 bedrooms from which one with built-in wardrobe, attic space to convert into another bathroom if needed. Exterior: flat garden around, garage, spring water pond with overflow.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1190 € et 1640€ pour 2024

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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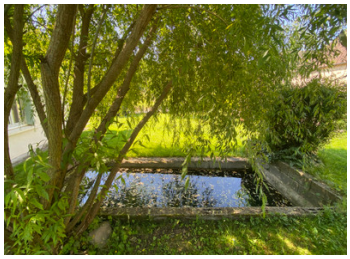
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DESCRIPTION

The lovely village has a wonderful restaurant, a great bakery and a bar-tabac with basic amenities. The bigger village in the area is Lubersac: a lively village with all kind of facilities: bakeries, butchers, restaurants and bars, GP and pharmacies, supermarkets SuperU and LIDL), la Poste, DIY markets etc.

There is a primary school and a college as well as a community building and cinema.

Uzerche is at 20 minutes with a train station (±4hrs to Paris)

Nearest airport is Limoges (±50 minutes) with regular flights to London Stansted&Gatwick, Bristol, Manchester, Nottingham, Southampton and Bradford/Leeds.

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

NOTES

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