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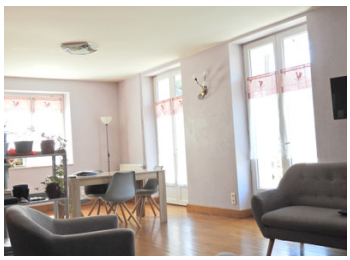
Ref: A45219JHC19 Price: 166 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (155 000 EUR without fees)

Views over Uzerche: Well-renovated 5-bed house, garden, 4 garages, great view over the town! Mains drains















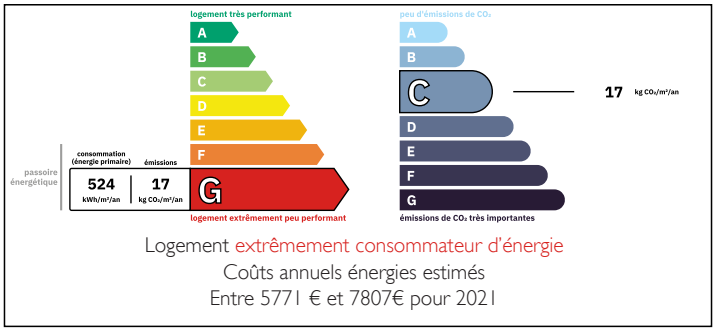
INFORMATION

Town:	Uzerche
Department:	Corrèze
Bed:	5
Bath:	2
Floor:	174 m2
Plot Size:	1591 m2

IN BRIEF

Well renovated house comprising on the ground floor:
Hall with toilet, open plan kitchen, open plan dining room and lounge with fireplace and large cellar/boiler room underneath. Attached games room with sliding doors to the terrace. First floor: two large bedrooms, office space, bathroom (shower, wash basin, toilet) utility room.
Second floor: three large bedrooms, bathroom (shower, wash basin, toilet)
Exterior: private drive, fountain, terrace, garden, large terrace above the 4 garages.
5 large bedrooms, a bathroom Douche, washbasin, toilet) on each floor

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5771 € et 7807€ 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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NOTES

DESCRIPTION

This lovely house is fully renovated: double glazing, insulation, dining room/salon with fireplace, kitchen, 3 bedrooms, bathrooms, cellar, all in tip-top condition.
The energy consommation per year is 3225€ for the whole house, which comprises heating and hot water.
Outside there are 4 garages, two of which can be locked.
A good sized garden of about 1591 M2 comes with it, as well as a large terrace.
All this and a lovely view over Uzerche!

Uzerche offers shops, a vet, bakeries, restaurants, supermarkets, cinema, sportive activities, galeries, DIY-shops, train station (±4h to Paris) and medical services.
Accès to A20 (Limoges in the North or Toulouse in the South) in less then 10 minutes
Brive la Gaillarde airport 45 minutes
Tulle 40 minutes
Limoges airport less than 1 hour

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

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