

Quiet housing estate: 2 light-filled semi-detached houses, each comprising 2 self-contained flats



INFORMATION

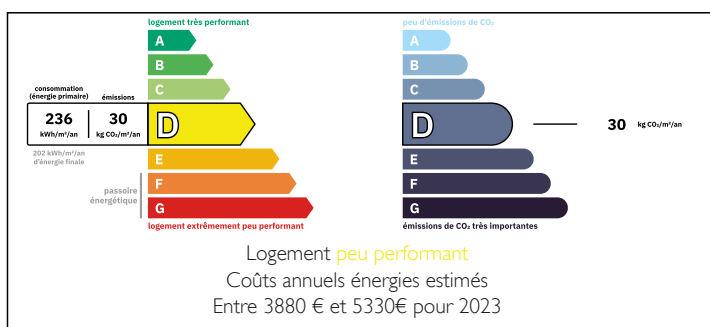
Town:	Égletons
Department:	Corrèze
Bed:	6
Bath:	4
Floor:	247 m2
Plot Size:	1088 m2



IN BRIEF

An excellent choice, this modern property comprises a main house with four bedrooms and two self-contained flats ready for letting. Situated in a quiet housing estate close to all amenities, it features a lovely garden with trees, balconies, a terrace, a pergola, garages and parking.

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

The main house:

On the ground floor, a fitted kitchen (15m²) and a large, light-filled living room of 35m² with a skylight, 3.5m high ceilings, a wood-burning insert and direct access to the 12m² terrace and the pergola.

On the mezzanine level: a 12m² study, a 12.5m² bedroom and a 7m² bathroom.

Upstairs: 3 bedrooms (13, 15 and 9m²), 1 shower room (4.5m²) and 1 toilet.

Large basement.

Adjoining the main house: another beautiful modern property comprising two self-contained flats.

On the ground floor, Flat No. 1 (41.25 m²) comprises a 12 m² fitted kitchen, a 16 m² living room, an 8 m² bedroom, a 5 m² shower room and a toilet.

On the first floor, flat no. 2 (47m²) comprises a fitted kitchen of 14m², a living room of 13m², a mezzanine bedroom of 10m², a bathroom of 3.6m² and a separate toilet.

Below, there is a large garage.

This property is connected to the mains drainage system, has a mechanical ventilation system and smoke detectors.

Heating system: Gas central heating (recent VAILLANT boiler) and a wood-burning insert.

This property is situated within easy reach of all amenities and is 28 km from Ussel, 30 km from Tulle, 60 km from Brive-la-Gaillarde (airport), and 110 km from Clermont-Ferrand (airport) and Limoges (airport).

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

LOCAL TAXES

Taxe foncière: **2800 EUR**

NOTES