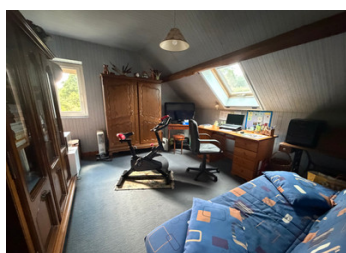
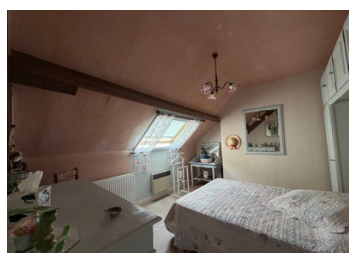


Wonderful 3-4bed updated country house, large garden, pond, outbuildings at the end of a quiet lane.



INFORMATION

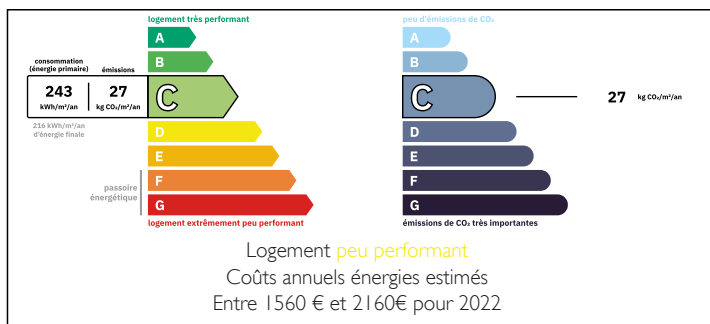
Town:	Condat-sur-Ganaveix
Department:	Corrèze
Bed:	4
Bath:	1
Floor:	0 m2
Plot Size:	8160 m2



IN BRIEF

Lovely little house: on the ground floor: recently fitted kitchen with fire place and log burner, recently renovated bathroom (shower, wash basin, toilet) sitting/dining room with built-in log burner. Upstairs: large landing as office space, three bedrooms from which one with french balcony. Under the house: storage space, newly installed bathroom (shower, washbasin, toilet) pantry and boiler room with recently installed three years old boiler (oil) Outside: large garden of about 2 acres, a double garage, a wooden barn, smaller storage sheds, a lovely source-fed pond and a source higher-up. Private drive up to the house and a gate to access the garden from the road.

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

This lovely house is ready to move into. The major works have been completed: double glazing, the kitchen, the bath rooms... The rest is more or less cosmetic.

The flat garden of ± 2 acres around offers enough space to keep small animals like chickens, geese, ducks. And the pond and source provide the water you need for the vegetable garden.

The village of Condat-sur-Ganaveix offers the basic amenities: a primary school, a hairdressers and a bar.

The town of Uzerche, with its bakeries, butchers, supermarkets, bars and restaurants, a gallery, a vet, a cinema, DIY-shops, a medical centre and a train station (4 hrs to Paris!) is at ± 10 minutes.

Access to the A20 (towards Brive-la-Gaillarde and Toulouse in the south and Limoges, Rochechouart and Paris in the north) in ± 10 minutes

Brive-la-Gaillarde with its airport and shops, hospitals etc at ± 40 minutes

Limoges, capitol of the Limousin, with airport and most amenities at ± 60 minutes: regular flights to London Gatwick and Stansted, Leeds/Bradford, Manchester, Southampton, Nottingham and Bristol. The train station in Uzerche (at about 15 minutes) will connect you to the larger cities around. Catch the early train and arrive in Paris before midday. Go shopping and get home again at 11pm!

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

NOTES