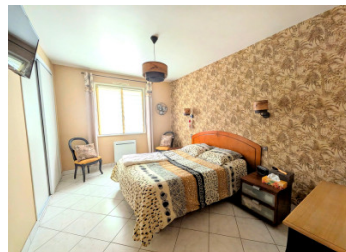


## Spacious 4-Bedroom Family Home with Large Basement, Veranda & Gardens Near the Lake in Lubersac



## INFORMATION

Town:	Lubersac
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	2072 m2

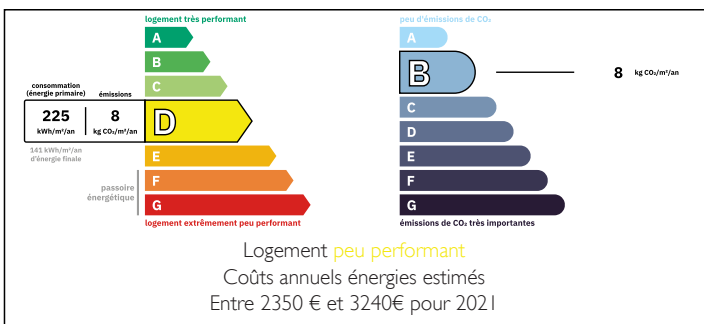


## IN BRIEF

Nestled on a peaceful residential street just moments from the picturesque lake in Lubersac, this spacious four-bedroom family home offers generous living accommodation, extensive garaging and beautifully maintained gardens. Combining practical family living with a quiet yet convenient location, the property is within easy walking distance of local schools while remaining just minutes from the town centre and its amenities.

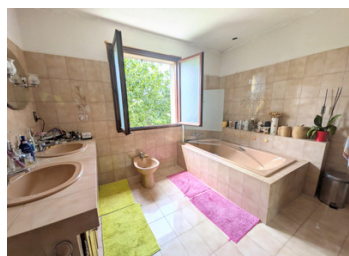
Built in 1984 and benefiting from double glazing throughout and mains drainage, the house has been thoughtfully designed to provide bright, comfortable living spaces with excellent storage and versatile accommodation both inside and out.

## 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

Stepping into the welcoming entrance hall, you are immediately drawn into the spacious open-plan living and dining room of approximately 38m<sup>2</sup>. Flooded with natural light, this inviting space is centered around an insert wood-burning stove, creating a warm and cosy atmosphere during the cooler months while offering plenty of room for family gatherings and entertaining.

From the living area, doors open directly into a generous 20m<sup>2</sup> veranda, providing an additional reception space overlooking the gardens and creating the perfect place to enjoy breakfast, relax with a book or entertain guests throughout much of the year.

The adjoining fitted kitchen extends to approximately 18m<sup>2</sup> and is equipped with an electric hob, electric oven and dishwasher, offering ample workspace and storage for everyday family life.

The ground floor also offers two comfortable double bedrooms of approximately 12m<sup>2</sup> each, together with a spacious family bathroom featuring a double washbasin, bath and WC. A separate toilet completes this level.

Upstairs, the property has a useful 4m<sup>2</sup> office space. Two further bedrooms, , are complemented by a shower room with washbasin and a separate WC. An additional attic space provides valuable storage

Occupying the entire footprint of the property, the impressive sous-sol extends to approximately 120m<sup>2</sup> and offers exceptional versatility. With space to accommodate up to three vehicles, it also includes a dedicated wood store, a 20m<sup>2</sup> workshop and a naturally cool wine cellar of approximately 10m<sup>2</sup>, ideal for collectors and enthusiasts alike. Internal stairs provide direct access from the basement into the...

## LOCAL TAXES

**Taxe foncière: 1586 EUR**

## NOTES