LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46323AEC19 Price: 235 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (219 627 EUR without fees)

Village house 5 bedrooms 3 bathrooms lounge dining room, garage, cellar, workshop gardens with double garage.















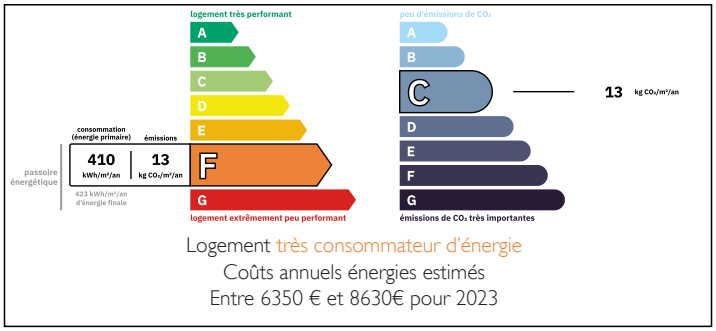
INFORMATION

Town:	Espartignac
Department:	Corrèze
Bed:	5
Bath:	3
Floor:	261 m2
Plot Size:	2948 m2

IN BRIEF

Spacious light and airy detached village house 261m2, south facing surrounded by 2948m2 of fully fenced gardens with mature trees, fruit trees and an allotment. This property built in the 1970's comprises of 5 good sized bedrooms, fitted kitchen, lounge/dining room, 2 bathrooms. On the ground floor there is a garage, cellar, workshop, summer kitchen, shower room and lounge with a bar area. The majority of the windows are PVC with electric shutters, the heating is an electric boiler which runs the radiators.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 6350 € et 8630€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1701 EUR**

NOTES

DESCRIPTION

Approached through entrance gates, the property is accessed via a tarmac driveway, providing ample parking and a welcoming first impression.

Stepping inside, you are greeted by an impressive 20 m² entrance hall featuring a beautiful marble staircase leading to the upper floors.

The ground floor offers a wealth of practical and versatile space, including a 30 m² integral garage, 12 m² workshop, 14.5 m² wine cellar/storage cellar, and a superb 30 m² summer lounge with bar area. Double doors open directly onto the garden, making this an ideal space for entertaining family and friends. Adjoining the summer lounge is a 15 m² summer kitchen, together with a shower room. The electric boiler and hot water cylinder are also conveniently housed in this area.

The 15.7 m² fully fitted kitchen features tiled flooring and is equipped with an electric hob, oven, grill, dishwasher, and fridge-freezer.

The impressive 36 m² lounge and dining room boasts immaculate parquet flooring and enjoys wonderful open views. French doors open onto a sunny balcony fitted with a retractable awning, creating the perfect place to relax or dine outdoors.

Also on this floor are three spacious bedrooms, measuring 12.7 m², 13.5 m², and 16 m². All enjoy attractive views over the gardens and feature beautiful parquet flooring, while the largest bedroom benefits from direct access to the balcony.

The generous 9.5 m² family bathroom includes built-in storage cupboards, a bath with shower over, and a washbasin. A separate WC completes this level.

The second floor is accessed via...