

Spacious townhouse in need of updating, with cute little independant annexe to renovate. Center of Treignac

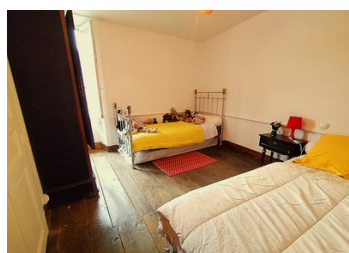
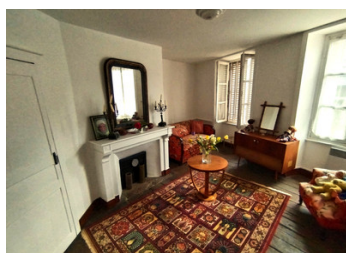


INFORMATION

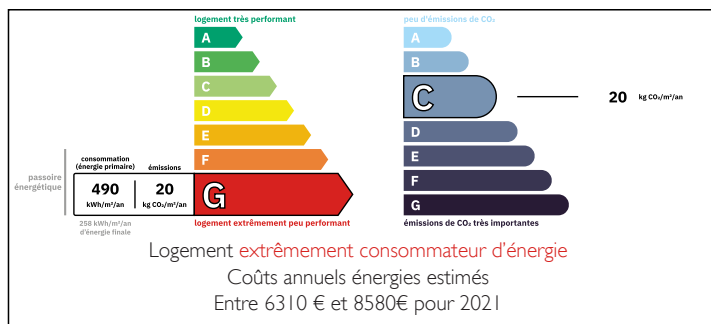
Town:	Treignac
Department:	Corrèze
Bed:	4
Bath:	1
Floor:	143 m2
Plot Size:	0 m2

IN BRIEF

Entrance in the open plan kitchen/living room, utility room with second entrance. Stairs up to first floor: landing, sitting room with adjacent bedroom, steps up to another bedroom with fire place, a balcony and double glazing. A separate toilet. Second floor: a second sitting room with adjacent bedroom. Third floor: large attic to convert. Small detached annexe next door, requiring complete renovation: two rooms on the ground floor, a corridor leading to the staircase at the far end, a landing with a toilet, and a room with a fireplace.

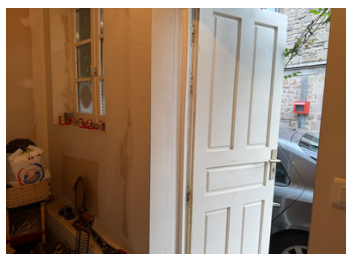


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: **909 EUR**

NOTES

DESCRIPTION

After a few minutes walk to the vibrant heart of Treignac, you'll be immersed in the enchanting daily life of this picturesque village. Wander through its narrow streets, savour local delicacies, and become a part of a community that cherishes its history and culture.

Whether you're seeking a new home, a vacation retreat, or a property with rental potential, Treignac is the place.

So what are you waiting for?

Come over and enjoy the lakes, go hiking, exploring and then spend wonderful evenings on the large terrace, with the view on the mountains while the sun sets. It's The Dream!

Vibrant Treignac offers bars, restaurants, a vet, DIY-shops, bakeries etc.

Nearest train station is Uzerche at 20 minutes, which connects you with Limoges (with airport: London Stanstead&Gatwick, Leeds/Bradford, Nottingham, Manchester, Southampton and Bristol) and further North and Brive-la-Gaillarde (with airport) -Toulouse and further South. Paris can be 'done' in a day: leave at 08.00h, arrival at 12.15h, sightseeing up until 18.30h and back home at 23.30h!

Limoges airport is at $\pm$ 60 minutes by car with regular flights to London Stanstead&Gatwick, Southampton, Bristol, Manchester, Nottingham and Bradford-Leeds.

Brive-la-Gaillarde airport is at $\pm$ 45 minutes.

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