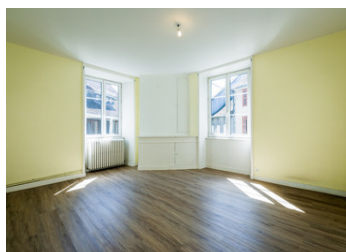


Two adjoining houses plus independent apartment, garden & garages in central Lubersac



INFORMATION

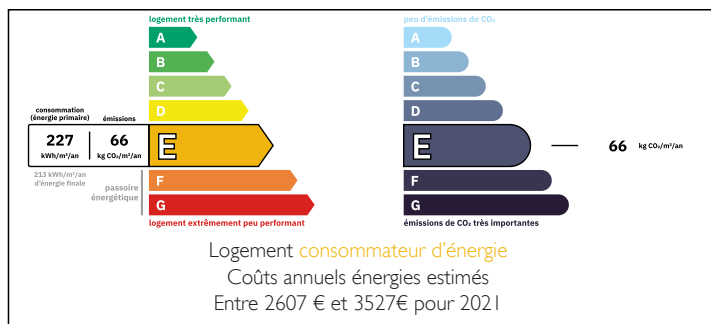
Town:	Lubersac
Department:	Corrèze
Bed:	7
Bath:	3
Floor:	220 m ²
Plot Size:	528 m ²



IN BRIEF

A rare opportunity to acquire two adjoining town properties in the heart of Lubersac, together offering seven bedrooms plus an independent one-bedroom apartment, two garages, a courtyard and raised garden. An exceptionally flexible property ideal for a large or multi-generational family, guest accommodation or a home-and-income project.

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

An unusual opportunity in the centre of Lubersac to acquire two adjoining houses together, offering an impressive amount of accommodation and a particularly flexible layout.

The larger stone house provides five bedrooms plus an independent one-bedroom apartment, while the adjoining town house offers a further two bedrooms and its own garage.

Together, the properties could suit a large or multi-generational family wishing to live close together while retaining independence. They also offer interesting possibilities for guest accommodation, rental income, a home-based business or a combination of permanent and holiday accommodation.

LOCAL TAXES

Taxe foncière: 2340 EUR

Main Stone House

The larger of the two properties is a substantial traditional stone house arranged over three floors.

On the ground floor, the living room has tiled flooring and provides a comfortable family living space.

The fitted kitchen also has tiled flooring and is equipped with black units, an electric oven and hob.

Also on this level is a shower room with hand basin and WC.

Beneath the house is a characterful vaulted cellar, providing useful additional storage.

The staircase leads to a half landing with the first bedroom.

On the first floor are a further three bedrooms, a bathroom with bath and hand basin, a separate WC and a useful dressing room/office.

NOTES