LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47626PRD19 Price: 229 050 EUR

agency fees included: 7 % TTC to be paid by the buyer (215 000 EUR without fees)

Set in stunning surroundings, a beautiful, characterful house on one level. Terrace, orchard, garage

EXCLUSIVE















INFORMATION

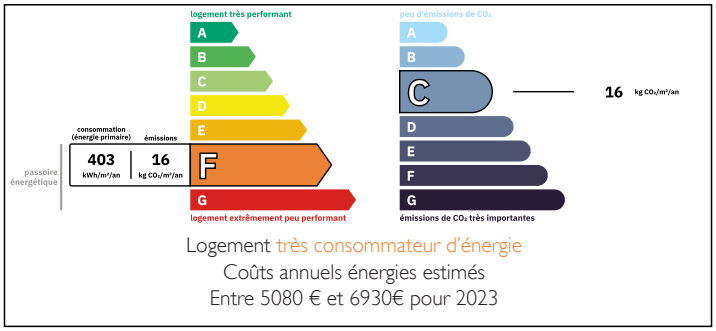
Town:	Soursac
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	139 m2
Plot Size:	1334 m2

IN BRIEF

Situated within a Natura 2000 area, 100 metres from the River Dordogne, on land that forms part of the UNESCO-recognised Dordogne Basin Biosphere Reserve, this practical, characterful house offers many advantages: it is single-storey, with 3 bedrooms and 2 bathrooms; the kitchen and living room are spacious, and the cellar is easily convertible.

On the plot, there is an electric gate, a garage for two cars with an adjoining lean-to, a lovely terrace with a covered area, a very fertile orchard and plenty of places to relax.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 5080 € et 6930€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

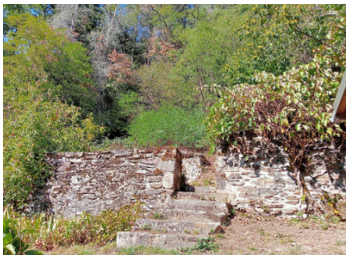
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LOCAL TAXES

Taxe foncière: **952 EUR**

NOTES

DESCRIPTION

The house has a slate roof, which is inspected annually.

On the ground floor: a beautiful 42m² living room with a stone fireplace and period hearth, a practical and fully fitted 31m² kitchen (worktop, cooker, etc.), a spacious 32m² bedroom with an office area, a 5m² shower room fitted with a mechanical ventilation system, and a toilet.

On the first floor: 2 bright bedrooms (17m² and 10m² (Carrez law)) with a large fitted wardrobe, a bathroom, and a storage area of 11m².

The floors are solid wood; the house is connected to the mains drainage system and has double glazing. Heating is electric with an open fireplace, and the house is connected to fibre-optic broadband.

In the basement, there are two dry cellars on a concrete slab (29m² and 35m²) used as a workshop and boiler room.

Adjoining the house is a beautiful, large stone terrace, part of which is covered.

On the plot, there is a covered garage for two vehicles, built with steel panelling, with an adjoining lean-to (carport).

On the grounds, there is also a fertile orchard featuring: apple, pear, blackcurrant, redcurrant, peach, kiwi, grape, chestnut, fig and cherry trees.

The property is situated 100 metres from the River Dordogne! 10 km from Lapleau, 29 km from Egletons (all amenities). Airports: Aurillac (58 km) and Brive (70 km).

The natural surroundings are exceptional (hunting, fishing, mushroom picking, swimming, boat trips, numerous walking trails, golf, etc.).

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

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