LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48067LAK19 Price: 95 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (87 156 EUR without fees)

Four-bedroom renovation project with garden, garage and outbuilding in Tulle















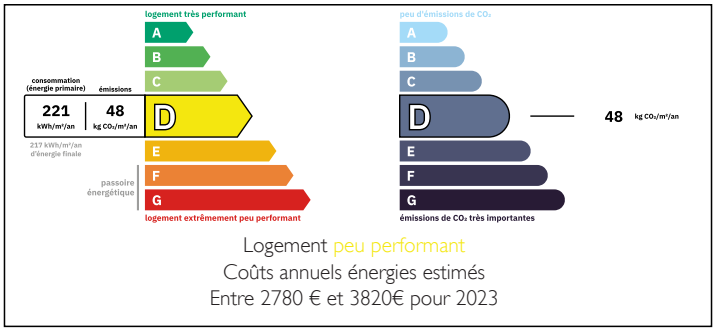
INFORMATION

Town:	Tulle
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	1193 m2

IN BRIEF

Make your mark on this 135 m² house in Tulle, set on a 1,193 m² plot at the end of a cul-de-sac. With four bedrooms, accommodation over two floors, a basement garage and an outbuilding, it offers scope to create a home tailored to your needs.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2780 € et 3820€ 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: **1758 EUR**

NOTES

DESCRIPTION

This house in Tulle requires renovation and offers an opportunity to rethink the accommodation around your lifestyle.

The ground floor comprises a kitchen, living room, two bedrooms and a shower room with WC. Upstairs are a second kitchen, another living room, two further bedrooms and a shower room with WC.

The floors currently share an entrance: they are not independently accessed apartments. The layout could suit a family seeking separate areas for different generations, with alterations considered as part of the renovation.

Outside, the garden provides space to enjoy the outdoors, while the basement garage and outbuilding offer useful storage or workshop possibilities.

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