LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48863PEV19 Price: 259 990 EUR

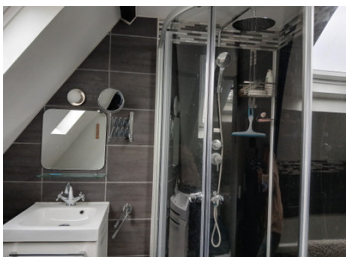
agency fees included: 7 % TTC to be paid by the buyer (243 000 EUR without fees)

A charming house with the potential to create a separate apartment















INFORMATION

Town:	Juillac
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	129 m2
Plot Size:	2932 m2

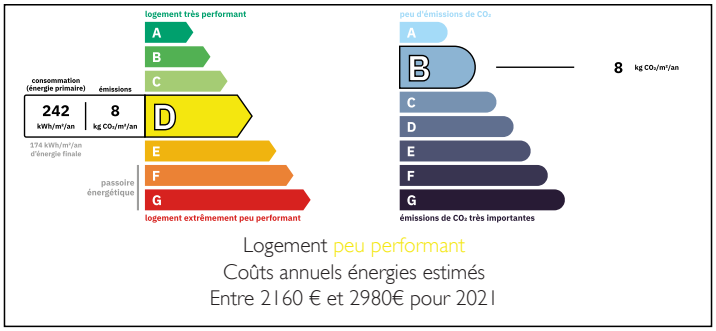
IN BRIEF

A kitchen at 'rez de jardin' , a living room/dining room, a conservatory, a study, a bathroom with shower, 2 bedrooms and a toilet.

At the first floor an appartment with a living room, 1 bedroom, 1 bathroom with bath, shower, an additional toilet and a sewing room. Below the rez de jardin is a large garage . Outside is a brick BBQ.

The house is set on a perfectly kept garden with old fruit trees.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2160 € et 2980€ pour 2021

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:	**1055 EUR**

NOTES

DESCRIPTION

A charming house, set on nearly 3,000 m² of land, featuring on the "rez de jardin" a living room, a beautiful and spacious conservatory, the kitchen, a shower, a single toilet, a small study, and two bedrooms with double beds. There are two wood burners, two large electrical awnings for shade, an air conditioning unit for supplementary cooling/heating and an external brick built BBQ.

On the first floor is a potentially separate level with a living room, a third bedroom, a sewing room, and a bathroom with a bathtub, shower, and another toilet.

A basement completes the property, featuring a laundry room and a large garage currently used for storage and a workshop.

The garden features many old fruit trees, including mirabelles, plums and figs. The current residents praise the house for its tranquility, the views, and the many walks you can take from the property.

The property is located halfway between Arnac-Pompadour and Juillac, about a 10-minute drive from either town. The renowned equestrian town of Arnac-Pompadour is home to France's National Stud, race meetings and dressage events; the nearest bakery is also in Arnac-Pompadour.

Concèze, famous for its annual raspberry festival, is a short walk away, and Ségur-le-Château (one of the most beautiful villages in France) is about a 15-minute drive away. Supermarkets, doctors, and dentists can be found in the aforementioned towns, and hospitals are available in St. Yrieux-la-Perche (35 minutes), Brive-la-Gaillarde (40 minutes) or Limoges (1 hr 15 minutes).

Limoges has international train connections (1 hr 15 mins) and an airport with international flights (1 hr 25 mins) . Flights can also be taken from Brive-la-Gaillarde (40 mins). Elementary schools are located in Concèze, Juillac, or Arnac-Pompadour, with secondary schools in Lubersac (20 mins), Objat (20 mins) or Uzerche (40 mins).

In short,

It's well worth a...