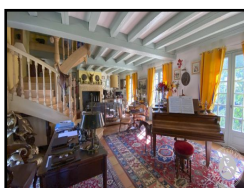
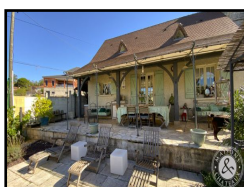




REAL ESTATE
PRESTIGE & CHARACTER



-  Ref : **9824CHG**
-  Price : **450 000 €**
-  Location : **Limousin / Corrèze**



Brive center, on the heights, quiet, architect house of 1987 of about 188 m², living room 55 m² with stone fireplace, dining room, 4 bedrooms, guest house, garage, workshop, shed, on 2880 m² of garden with trees and closed with view.





Ref : 9824CHG	Location
Living space : 224 m² Total potential : 265 m² Land surface : 2 282 m² Dependences : yes Pool : no Advantages : Close to shops and services Pleasant house to live in,	 Region : Limousin Department : Corrèze
Price : 450 000 €	

Fees to be paid by the vendor

Full description

Brive center, on the heights of a popular residential area, quiet, with panoramic view architect's house of 1987 of about 188 m² livable, with entrance, beautiful reception rooms, living room 55 m² with monumental stone fireplace, dining room 19.70 m², equipped and fitted kitchen 26 m², with access to 2 terraces, storeroom, toilets,

On the floor, accessible by a beautiful staircase, landing which serves 3 rooms including one in continuation, 2 bathroom, a water room, dressingroom, office accessible by a secondary staircase.

Detached a guest house of 36 m², a garage workshop, a shed, carport for 2 vehicles.

The enclosed garden of 2880 m² with view offers many large terraces, some covered,

GROUND FLOOR

Entrance 11.10 m², Terra cotta floor

Terra cotta floor, entrance door in full wood 2 ventaux, a fenestron,

Living room 55.35 m

Big fireplace carved in stone, 3 wooden french windows on south terrace
a fixed barred bay, 2 simple windows, 4 fenestrans.

Wooden staircase

Dining room 19.70 m

Terra cotta tiles floor, 2 windows, 1 fixed bay

Kitchen 26.00 m², 2 windows

Equipped and fitted, 2 wooden French windows to the East and West terraces, terracotta tiled floor,

Storeroom 07.20 m².



Laundry room toilet 07.80 m
washing machine, connection of evacuations washing machine dryer

FLOOR

Landing, 02.90 m
carpeted floor

Corridor 03.50 m
carpeted floor, cupboards

Room 1: 16.52 m
1 window, a sitting dog window, carpeted floor, 2 cupboards

Bathroom 04.20 m
Bathtub, WC sanibroyeur, washbasin, towel dryer on central heating, a window

Room 2 : 11.40 m², a window
1 French window on balcony terrace, a window dog sitting, carpeted floor,

Bedroom 3, parental suite 10.53 m², a window
A door window wood DV on balcony terrace

Bathroom 08.84 m
Double washbasin unit, shower, a velux window, a bay window on sitting dog, dressing cupboard, towel rail

Balcony terrace 06.11 m

Dressing room 08.44 m
velux, parquet floor

Office 03.82 m
velux, parquet floor

Shower room 03.07 m
WC, washbasin, shower, a fixed bay under the roof

FRIENDS HOUSE



Entrance, 08.50 m

Tile floor

Living room - bedroom 24.65 m

2 windows PVC, floor tiles

Bathroom 03.56 m²

shower, washbasin, wc

OUTBUILDINGS

Shed 10.00 m

Garage and workshop 16.00 m

Workshop 15.00 m

Enclosed garden of 2282 m² with swimming pool, entrance gate with intercom,

Many terraces around the house (200 m² approximately) of which some covered, small chalet,

Technique :

MAIN HOUSE

Central heating with town gas by condensing boiler Viessmann VITODENS 200 with hot water tank,

Wooden joineries double glazing, a metallic fixed bay in simple anti-burglary glazing, 2 wooden windows simple glazing.

Recent roof.

FRIENDS HOUSE

electric heating, PVC double glazing

Sewerage by all to the sewer,

Connectable fiber



