

## Price on request

### Contact agency

Agence Chassagne & Fils

5 place de la Liberté

19100 Brive-la-Gaillarde

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For sale house

4 rooms

Surface : 100 m<sup>2</sup>

Surface of the living : 24 m<sup>2</sup>

Surface of the land : 168 m<sup>2</sup>

Year of construction : 1950

Exposition : Sud

View : Citadine

Hot water : Gaz

Inner condition : renovated

External condition : renovated

Couverture : slate

### Features :

fireplace, double glazing, Buanderie et atelier, CALM

3 bedroom

1 terrace

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

07/01/2026 - Prix T.T.C



## House Brive-la-Gaillarde

Come and discover this charming townhouse in the heart of Brive-la-Gaillarde. Attached on one side and fully renovated and insulated, it offers a living space of 100m<sup>2</sup> spread over 2 levels, plus additional usable space throughout the basement. Its south-facing orientation ensures optimal natural light throughout the day. The warm interior includes a large open living area featuring a fully equipped kitchen with a breakfast bar, a dining room, and a living room. You will also find a bedroom and a toilet on this floor. Upstairs, you'll enjoy a shower room with a toilet leading to a large walk-in closet (which can be converted into a bedroom), as well as two bedrooms with alcove storage. Built in the 1950s-60s, this home has undergone high-quality, comprehensive renovations. It is equipped with gas heating and air conditioning on the upper floor; the exterior walls have been fully insulated with double glazing installed for optimal thermal efficiency. The property sits on a 168m<sup>2</sup> plot with a terrace, minimizing garden maintenance. Additionally, it includes a garage used as a laundry room, a workshop, and a cellar. This house has everything to please—you're just a 2-minute walk from the collegiate church and 5 minutes from the train station, while also enjoying the unmatched quiet of a dead-end street! So, don't hesitate any longer—come and see it for yourself and get ready to move right in.

