

175 850 €

**Contact agency**

**Jerome Fouret Immobilier**

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**For sale house**

**5 rooms**

**Surface : 160 m<sup>2</sup>**

**Surface of the land : 800 m<sup>2</sup>**

**View : Campagne**

**Hot water : Pompe a chaleur**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : slate**

**Features :**

stones, Dépendance aménageable,  
Cheminée Poêle à bois, double glazing,  
CALM

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 parking

Document non contractuel

03/05/2024 - Prix T.T.C



### House 2119 Saint-Pantaléon-de-Larche

ASSURED CRUSH. Lots of charm with these exposed beams and stone throughout the house as well as stained glass windows. On the first level, it offers you a living room opening onto a fitted kitchen. A bedroom and a bathroom with toilet. On the second level, you will find two beautiful and spacious attic bedrooms, one of which has an adjoining office. But also a shower room with toilet. On the ground floor, it will surprise you with a large room and a very beautiful wood stove, overlooking the outside of the house. But also a room that can be used as an office, as well as a large laundry room, with water point. Possibility of making an apartment there. Outside the house there is a stone shed, as well as a barn with a workshop. A small plot of land with a well. A plot of land in front of the house with the possibility of making a vegetable garden. Quiet house, 5 minutes from nearby areas (school, bakery, grocery store, post office). 10 minutes from Brive-la-Gaillarde.

Fees and charges :

175 850 € fees included

