



Ref : 9824CHG

Brive center, architect house with guest house on 2880 m² of garden

Area Brive centre



Habitable : 224 m²



Usable : 265 m²



Land : 2 282 m²

450 000 €

House of character for sale Corrèze. 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,

IN SUMMARY

Rooms : 9
Bedrooms : 4
Bathrooms : 3

Swimming pool : no
Garage place : nc
Parking space : 3
Outbuildings : yes



City gas



Adsl
Fiber

Advantages : Close to shops and services | Pleasant house to live in,

SERVICES



1st Shops : 3 mn



All shops : 3 mn



Health : 3 mn



Kindergarten : 3 mn

Elementary : 3 mn

Middle School : 5 mn

High school : 5 mn



7 mn



10 mn



20 mn

ENERGY INFORMATION

Consommation conventionnelle 159,00 kWhép/m².an

Estimation des émissions 37,00 kg éqCO2/m².an



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— DESCRIPTION

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 fenestrons.

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 :

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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

Are you interested ?



Marie

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