

Very well presented four bedroom property in a village with amenities and station.



## INFORMATION

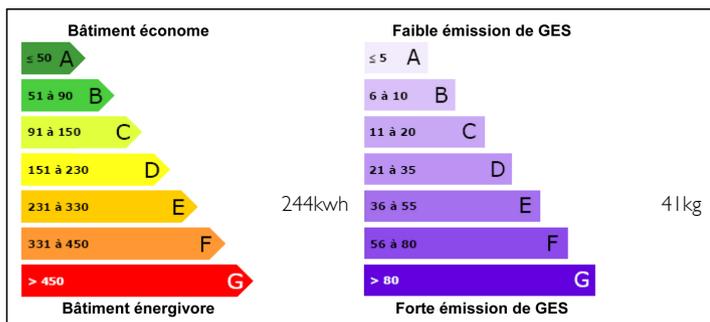
Town:	MARSAC
Department:	Creuse
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	870 m2



## IN BRIEF

Detached house in a village within walking distance of shops, outdoor swimming pool and railway station. Property consists of 3 bedrooms, with possibility for a 4th on the first floor - an ideal project for anyone also wishing to put their own stamp on the property. A driveway serves the integral garage, leading to utility, boiler room and storage. Gardens to front and rear of the property. Under 1 hr drive from Limoges airport with flights to and from UK airports a couple of times a week.

## ENERGY - DPE



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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.



## DESCRIPTION

Detached well maintained property situated in a small village within walking distance of shops, outdoor swimming pool and only a walk away from train station for easy access to larger towns.

Property is set in it's own ground with maintained gardens with fruit trees shrubs and plants. Very handy gated rear access to the property, with parking for a motor home or caravan.

As you enter through private gates there is parking for 2 cars. The garage is integral. There is a large entrance hallway leading to garage, boiler room, utility room, cave and lots of storage. The stairs then lead up to a bright hallway leading to kitchen dining with fitted kitchen, lounge dining area with insert fire with French windows leading to a terrace overlooking the gardens.

Entrance hallway 8.4m<sup>2</sup>

Lounge 20.9m<sup>2</sup>with double door leading out to the front balcony.

Dining area 13.8m<sup>2</sup> Double doors leading straight out to the garden.

Kitchen 15.6m<sup>2</sup>well fitted and styled with modern wall and floor cabinets.

Bedroom 1 14.3m<sup>2</sup>

Bedroom 2 14m<sup>2</sup>

Bedroom 3 12.5m<sup>2</sup>

Bedroom 4 12m<sup>2</sup>

2 bathroom/shower room

Office or space for dressing room, and storage room.

Under 1hr drive from Limoges airport with flight to and from large UK airports.

Mains drainage.

The double glazing has been recently up graded throughout, giving the whole first floor a very light and airy feel.

In summary, this would be a perfect permanent

## LOCAL TAXES

**Taxe foncière: 800 EUR**

## NOTES