

Beautiful 4 bedroom 2 bathroom maison de maître with garage an garden in lovely little spa town



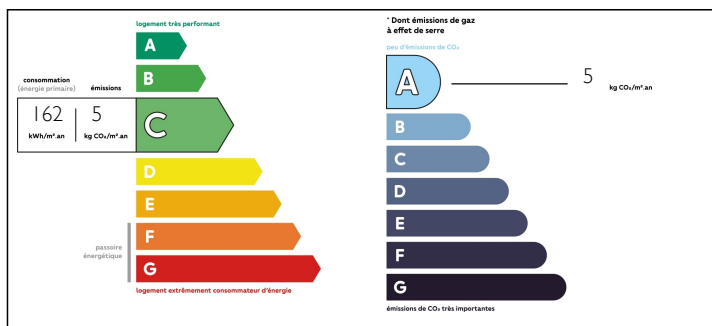
## INFORMATION

Town:	Évaux-les-Bains
Department:	Creuse
Bed:	4
Bath:	2
Floor:	142 m2
Plot Size:	585 m2

## IN BRIEF

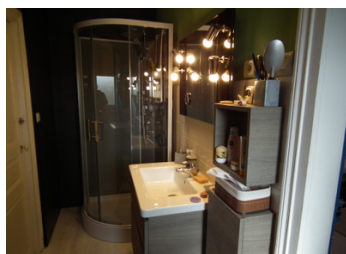
This beautiful maison de maître is completely renovated (a new slate roof in 2022) and immediately habitable. It has a big living space and an office room on the ground floor that can also be used as a bedroom, and a kitchen with access to the lovely terrace overlooking the beautiful garden behind the house. There is an attached garage / workshop and a terrace in front of the house, enclosed by a new fence. The house is connected to fiber (quick internet) allowing a home office job. The house is situated on the edge of a quiet little town with shops and restaurants, a cinema, thermal baths, a swimming pool, a casino, a culture hall and all daily amenities within walking distance. At 26 km from Montluçon (train station), 85 km from Clermont-Ferrand (international airport) and 91 km from Mont Dore (skislopes, Puy de Dôme). In the Creuse, Limousin.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

Ground floor:

- Entrance hall (10.5 m<sup>2</sup>)
- Living / dining room (31.5 m<sup>2</sup>)
- Equipped kitchen with access to the terrace and garden (12.5 m<sup>2</sup>)
- Office room (or bedroom) (15.5 m<sup>2</sup>)
- Bathroom (shower, sink) (2.8 m<sup>2</sup>)
- Separate toilet with sink (1.5 m<sup>2</sup>)
- Hallway with stairs to the first floor and access to the garden (3.5 m<sup>2</sup>)

First floor:

- 4 bedrooms (20, 16, 10, 10 m<sup>2</sup>)
- Bathroom (shower, sink) (4.5 m<sup>2</sup>)
- Corridor with cupboard
- Separate toilet (1 m<sup>2</sup>)

Attic

Cellar ('sous-sol') under the house with a well, the heatpump, the washing machine, and access to the garden

Attached garage with the possibility to park a car (approx 30 m<sup>2</sup>)

Heating: Heat pump and solar panels (on the garage roof)

Insulation: All windows are double glazed, the roof floor is insulated

The house is connected to mains drainage.

## LOCAL TAXES

**Taxe foncière: 1071 EUR**

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>