

Three bedroom detached house in need of updating.



## INFORMATION

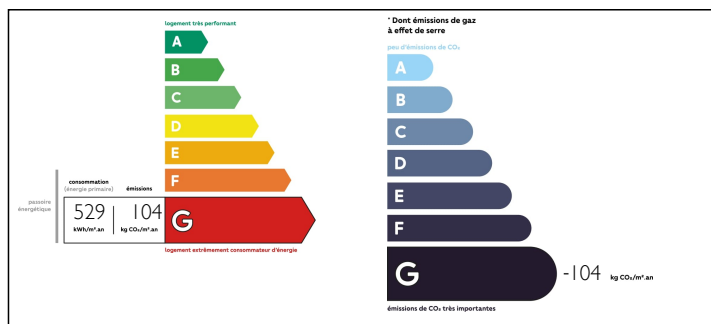
Town:	Fresselines
Department:	Creuse
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	2901 m2

## IN BRIEF

This detached house offers lots of potential. In need of updating, it would be possibly to live in whilst carrying out the works. It comes with many outbuildings.



## 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

Front door into Lounge with tiled floor and fireplace, window to front. Off here is one double bedroom with wood floor, window to front and fireplace. Also off the lounge is a kitchen/diner with back door and window to garden, original feature built-in cupboard, tiled floor and fireplace.

Along the internal hallway to two double bedrooms with windows to the back of the property, a double bedroom to the front and a shower room/W.C.

Above all of this, reached by an external staircase is a large attic area just asking to be converted into either part of the house or a separate studio apartment (with correct permissions).

In the basement there is a garage, off which is a wine cellar and also a workshop. There is a second garage/storage which houses the central heating boiler and the oil tank.

## LOCAL TAXES

Taxe foncière: 420 EUR

The house is centrally heated throughout (all modern radiators apart from one) and was rewired in year 2000. It has single glazed windows throughout.

It will need a new septic tank drainage system and a new entrance driveway.

There is a good size garden and many outbuildings including a very old small house (in need of renovation) and barn space.

## NOTES

Set in lovely countryside with no passing traffic, this is a great property with lots of potential. Just 15kms from the market town of Dun Le Palestel with all amenities, the same distance in the other direction to Aigurande, also a market town with all amenities and 88kms to Limoges with its...