

A lovely three bedroom property with barn and enclosed gardens, in a peaceful corner of a hamlet.



EXCLUSIVE

## INFORMATION

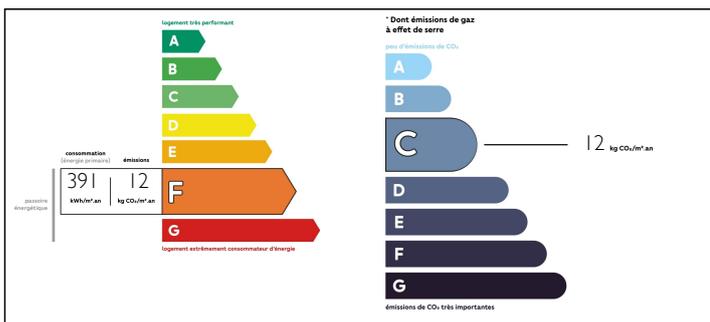
Town:	Fursac
Department:	Creuse
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	2480 m2



## IN BRIEF

Sitting in a quiet corner of the hamlet, with no through road beyond, other than the farmer passing by occasionally. This lovely property with its obvious curb appeal, is being sold fully furnished and with the sit on grass cutter. Modern finishings throughout, though and much of the original character and charm of this three bedroom home still in place .Due to unforeseen circumstances, the vendor is open to serious offers.

## 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

On the ground floor, entering directly into the modern fitted wood kitchen, (20m<sup>2</sup>), with wall and floor units, cooker, oven, extraction, and a new American style fridge freezer. Access out to a small gravelled courtyard for alfresco dining.

Through to a salon, dining room, (34.16m<sup>2</sup>), with a large stone fireplace and wood burner stove insert, beamed ceiling and tiled floors. A door adjoins the room, and leads into a small laundry room.

On the first floor, the landing is spacious and currently set up as a second TV lounge, (15m<sup>2</sup>), and could work equally well as an office. There are two double bedrooms, (11.70m<sup>2</sup>, 13m<sup>2</sup>), and a good-sized modern shower room, (6.50m<sup>2</sup>), with sink unit, and next door is the separate WC.

A landing and stairs lead up to the beautiful master bedroom, (27m<sup>2</sup>), with velux windows, exposed stone walls and beamed ceiling, and recently installed air conditioning unit, which also provides heat during the cooler months.

A large bathroom, (18.40m<sup>2</sup>), with a roll top bath, shower cubicle, and sink unit, and the WC, behind the dividing wall. More exposed stone walls and woodwork, a gorgeous bathroom.

The property has a new roof installed last year, and has a ten-year guarantee.

It is heated by the wood burner fire on the ground floor and electric radiators. The windows have been renovated, are single glazed in very good condition, and all windows have shutters.

Outside is a garage work shop, with electricity and connected to water. There is a stone barn, (80m<sup>2</sup>), in very good condition, with a...

## LOCAL TAXES

**Taxe foncière: 500 EUR**

**Taxe habitation: 500 EUR**

## NOTES