

## 3 bedroom detached character cottage

EXCLUSIVE



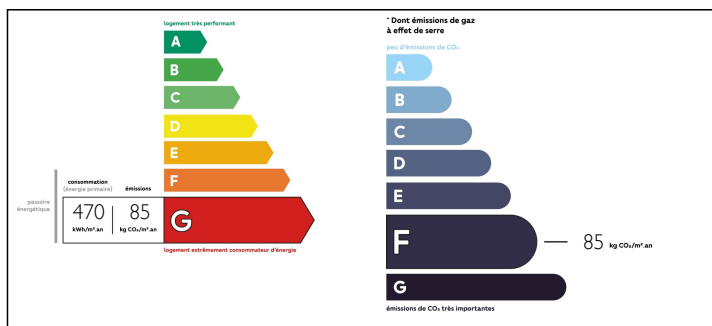
## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Naillat |
| Department: | Creuse  |
| Bed:        | 3       |
| Bath:       | 2       |
| Floor:      | 0 m2    |
| Plot Size:  | 372 m2  |

## IN BRIEF

Lovely cottage in quiet location but near to amenities.

## 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

The property comprises of:

Entrance into kitchen off of which is the downstairs bathroom with W.C. Door through into a pretty, good size lounge/diner. There are double windows to the front of the house letting in lots of light. The wood burning stove is a very cosy edition to this charming room. Through into to the downstairs hallway where there is a door into the downstairs storage /utility are. Up a couple of stairs, there is a door to the back garden. The stairs lead us to the landing area on the first floor. Off of here are three bedrooms, one of which is currently used as a study/hobby room. They all face the front of the house overlooking a large, pretty, village pond. There is also a shower room up here and a separate W.C. The house benefits from a mix of double glazing and original windows and has oil fired central heating. Outside is a pretty garden which also has two lockable storage / work areas.

The pretty market town of Dun Le Palestel is just over 2.5 kms, the very large town of Gueret with its hospital and clinics is 27kms, La Souterraine with its multiple supermarkets and station with a high speed link to Paris is 19 kms and Limoges, with its airport is 81 kms.

A great house in a good location.

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

## LOCAL TAXES

Taxe foncière: 459 EUR

## NOTES