

Two bedroom house with room to create one or two further bedrooms, and a large barn to expand further. Garden.

EXCLUSIVE



INFORMATION

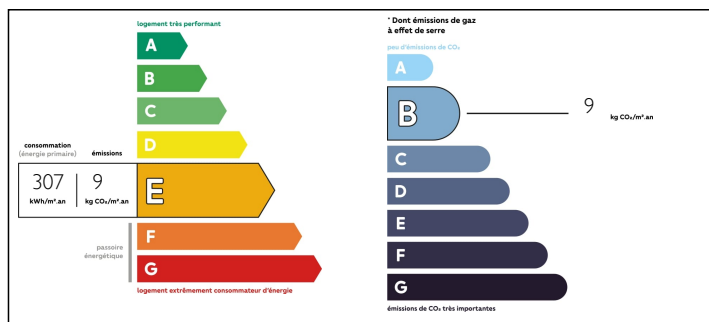
Town:	La Courtine
Department:	Creuse
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	1171 m2

IN BRIEF

Situated on the outskirts of La Courtine and very close to all amenities. La Courtine offers a bar, butchers, bakers, convenience store, hairdressers, chemist, cinema, hotel restaurant, post office, tabac.



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:

The front door opens onto a large lounge/dining/kitchen area (60m²), and WC, with two wood burning stoves. There is a door in the dining area that leads to a small, but very useful cellar (10m²).

First floor:

Two bedrooms (13m² and 8m²), shower room (10m²). Landing area 30m². The landing area could easily be converted into one or two extra bedrooms.

From the landing area there is a door which leads out to the top level of the barn.

The barn has two levels, each measuring 88m².

Outside, there is a large garden (1,171m²). Plenty of space for a potager and extra parking.

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

LOCAL TAXES

Taxe foncière: 417 EUR

NOTES