

Pretty detached cottage with garden and attached outbuildings in a peaceful hamlet just outside Felletin



INFORMATION

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| Town: | Felletin |
| Department: | Creuse |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 63 m2 |
| Plot Size: | 286 m2 |



IN BRIEF

A pretty detached cottage, which requires complete renovation. The property has a garden to the side and rear and lovely countryside views. There is also an attached barn. It is situated in a cul de sac in a quiet hamlet close to the market town of Felletin, so there is no passing traffic. With a population of around 1500, Felletin attracts people from around the world to its international wool and music festivals. There is a bustling Friday market with small, independent craft shops, cafes and two restaurants. There is a train and bus station, which can take you to Aubusson or Limoges. Nearby there are swimming lakes, the tapestry town of Aubusson and lots of places for outdoor activities such as cycling, canoeing and walking. This would be an ideal first property, or a holiday base.

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.



LOCAL TAXES

Taxe foncière: 316 EUR

NOTES

DESCRIPTION

GROUND FLOOR: kitchen/ dining room (16m2), living room (10m2)

FIRST FLOOR: a small landing, Bedroom 1 (11m2), Bedroom 2 (8m2), shower room with WC (5m2)

ATTIC above and cave below ground floor.

GARDEN: there is a small garden to the rear of the property and a lovely sunny terrace to the front.

ATTACHED OUTBUILDINGS: as these are attached, you could knock through into the main house to create further accommodation - there is a barn/garage of 20m2 and a small workshop)

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