

Three bedroom semi-detached house situated in a small village



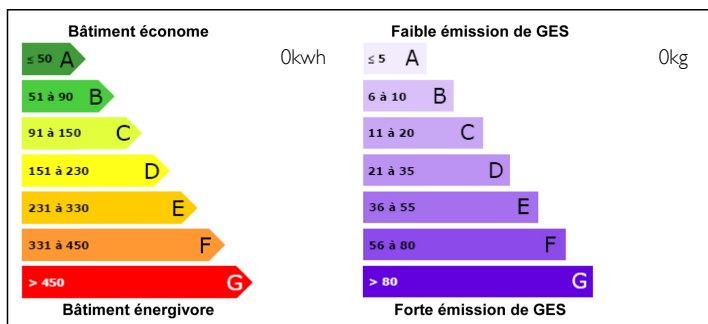
INFORMATION

Town:	ST GERMAIN BEAUPRE
Department:	Creuse
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	420 m2

IN BRIEF

This charming, cottage style house has a pretty little garden and is near to the village restaurant. The village is, at the moment, in the process of being put onto mains drainage.

ENERGY - DPE



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## DESCRIPTION

Entrance gates into the garden which is at the front of the property. There is the access to the workshop and pedestrian access to the garage . A little further is the front door entering into the fitted kitchen/diner with chimney for a wood burning stove/aga. With cupboards and work tops, the kitchen has a cool feel to it because the floor is tiled. One of the staircases is in the kitchen (there are two).

Through double doors into the lounge/diner with large open fire place, windows to front and again, a tiled floor. The second staircase is in this room. Through the lounge and down a couple of steps is another room which could possibly be made into a utility room. Off of here is the bathroom with bath and basin and the separate W.C.

Going up the staircase in the lounge you come to two double bedrooms. Going up from the kitchen stairs is one very large bedroom, big enough to maybe have a small en-suite. There is a door in this room with stairs to the attic - maybe a project?

Outside there are two storage buildings, great for garden tools and wood. The garden is a good but manageable size. Perfect if the house is going to be a holiday home but big enough for a main home.

The property is just 5 kms to the village of St Agnant de versillat for bread, another restaurant, school and small supermarket and just over 11...

## LOCAL TAXES

**Taxe foncière: 450 EUR**

## NOTES