

Furnished three bedroom terraced village property, updated in recent years, needing some decoration throughout. Terrace to the rear with lovely garden.



## INFORMATION

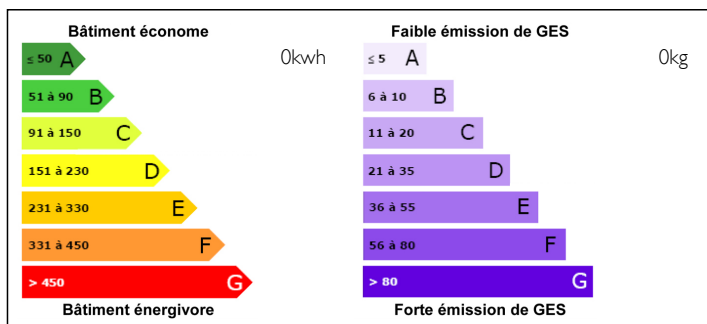
|             |                     |
|-------------|---------------------|
| Town:       | ST PRIEST LA PLAINE |
| Department: | Creuse              |
| Bed:        | 3                   |
| Bath:       | 2                   |
| Floor:      | 108 m2              |
| Plot Size:  | 827 m2              |



## IN BRIEF

Situated in a quiet village 4 kms to a village with lots of amenities. Mains drains, updated electrics, roof in very good condition, with the added bonus of a large attic space ideal for more living space.

## 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

Spacious furnished family home , habitable but will benefit from updating throughout.

On the ground floor, entering into a long spacious hallway with a kitchen dining room,(19m<sup>2</sup>), to one side and a second room,(14m<sup>2</sup>), not used as anything at the moment but would be an ideal salon. Along the corridor is a shower room/laundry room, and a cellar .

On the first floor are three double bedrooms, (16,24m,2,22.8m,23m<sup>2</sup>),one set up as a light spacious lounge,ideal as there is a door leading directly out onto the terrace with the lovely garden beyond. There is a family shower room and wc also on this floor.

On the second floor is a large attic space ,(48m<sup>2</sup>) and with the correct permission in place could be more living space.

The property has been renovated throughout over the last 20 years, now needs decorating and updating in areas. Benefiting from mains drains, a quality roof and electric heating.

This will make a perfect holiday home or permanent location property.

If you would like more information please contact me directly.

## LOCAL TAXES

**Taxe foncière: 328 EUR**

**Taxe habitation: 307 EUR**

## NOTES