

Ref: 115443KA23 Price: 125 350 EUR

agency fees to be paid by the seller

Very well maintained three bedroom detached family home with central heating, double glazing, detached garage situated in the centre of a village with all local amenities.



# INFORMATION

Town: Mainsat

Department: Creuse

Bed: 3

Bath: 2

Floor: 144 m2

Plot Size: 558 m<sup>2</sup>





## IN BRIEF

Good size family house with attached garden and detached garage situated in a village with local store, pharmacy, doctors, post office and school. The larger town of Auzances is only 11km with supermarket, bakers, restaurant, school, college, post office and banks.

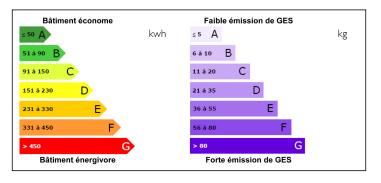








**ENERGY - DPE** 



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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.



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## **NOTES**

### DESCRIPTION

Entrance Hall (IIm2)

With tiled flooring, radiator, built in cupboard with Viesmann boiler serving central heating, stairs to first floor.

Dining room/Office (17m2)

Double glazed window to the front aspect, tiled flooring.

Living room (26m2)

With tiled flooring, two radiators, two double glazed windows with electrically operated blinds.

Kitchen (12m2)

With tiled flooring, one and a half bowl sink unit with cupboards, built-in oven and gas hob with extractor fan, integral dishwasher, one radiator, double glazed French doors with electrically fitted blinds to side aspect.

Utility room (15m2 to maximum)

With tiled flooring, double glazed door and two windows to side aspect, one radiator,

Separate WC

With white wc.

First floor landing

Laminate flooring, radiator, access to loft space.

Shower Room

Shower, Low level w.c. wash hand basin, double glazed window, radiator hot water cylinder.

Bedroom (12m2)

Double glazed window to side aspect, radiator, laminate flooring.

Bedroom (10m2)

Double glazed window to front aspect, radiator.

Bedroom (8m2)

Radiator, double glazed window.

Family Bathroom (8m2)

Shower, vanity wash hand basin, w.c , radiator,

laminate flooring.

Separate WC

With white wc

#### Exterior

There is private off road parking to the front of the property. Detached garage (24m2) entered by an electrically operated up and over door, with light

UK: 08700 | | 5 | 5 | France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees.