

Nice, very spacious 'maison bourgeoise' to renovate, approx 270 m2 living space, with courtyard and two garages in the centre of cosy market town Felletin



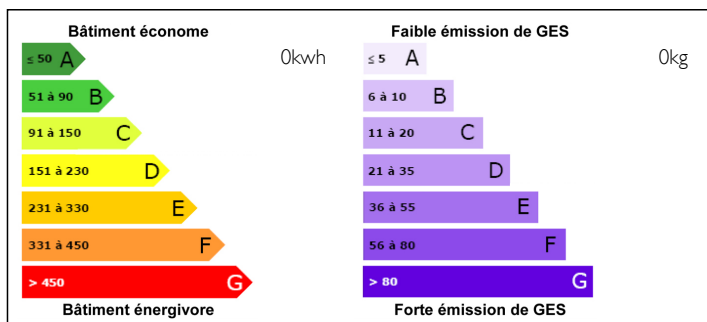
INFORMATION

Town:	FELLETIN
Department:	Creuse
Bed:	5
Bath:	1
Floor:	270 m2
Plot Size:	380 m2

IN BRIEF

This beautiful maison bourgeoise can be found in the heart of the cozy town of Felletin with its busy weekly market. The property is characterized by many authentic details and deserves to be restored. There is a courtyard with adjoining two garages. The house is located on the edge of the center of Felletin, on the edge of the Parc Naturel Régional de Millevaches Parc, at 95 km from Limoges (international airport), 95 km from Clermont-Ferrand (international airport) and 98 from Mont Dore (ski slopes, Puy de Dome). Creuse, Limousin.

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:

- Entrance with stairs to first floor (11.5 m²)
- Living room with fireplace (30 m²)
- Dining room with fireplace (26 m²)
- Room (12 m²)
- Kitchen (16 m²)
- Entrance with access to kitchen and courtyard (9 m²)

First floor:

- Bedroom with fireplace (24 m²) with ensuite bathroom with toilet and sink (4 m²)
- Bedroom with fireplace (15.5 m²) with ensuite bathroom bath and sink (6 m²)
- Space to convert (48.5 m²)

Attic:

- Bedroom
- Bedroom
- Office room
- Attic room

Outbuildings:

Two garages with storage space on first floor

Heating: Central heating on oil (to be renewed)

Insulation: The house is not isolated

The house is connected to mains drainage.

LOCAL TAXES

Taxe foncière: 1391 EUR

NOTES