

Well presented three bedroom, edge of village house with garden. The vendors will consider serious offers.



INFORMATION

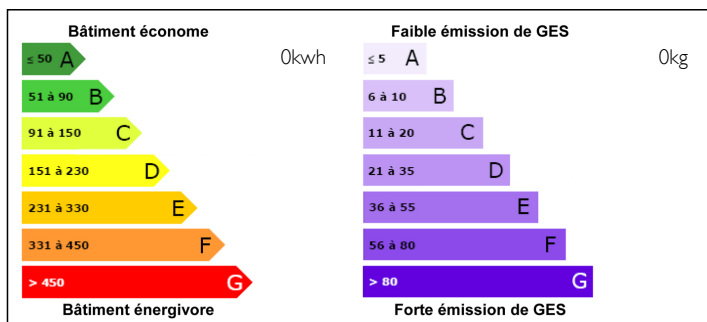
Town:	Saint-Étienne-de-Fursac
Department:	Creuse
Bed:	3
Bath:	2
Floor:	178 m ²
Plot Size:	1500 m ²



IN BRIEF

Situated on the edge of a lovely village with amenities, this house has had work done over the years, though after being left empty for some time it now needs updating throughout. A 10kms drive to the market town of La Souterraine, with the lycée, supermarkets, boutiques and train station. The nearest airport is in Limoges, and is a 45-minute drive away.

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:

600 EUR

NOTES

DESCRIPTION

The house sits back off the road, and in a garden enclosed behind double gates, and has a good sized driveway for three cars. It is in a slightly elevated position and from the rear benefits from lovely views.

Large hallway, 18m², with the staircase directly in front, door leading into the kitchen and another to the sitting room. A pellet burner has been installed and there is also the original fireplace. The room is big enough to use as a study or small salon, but works well as the hallway. There's access through a doorway, down to the cellar.

Through into the fitted kitchen, 16m², with wall and floor cabinets, and a central island breakfast bar. Another door takes you into what could be the dining room, with doors leading you out onto a raised wooden terrace, and here you benefit from the lovely views. Back through to the hallway and into the lounge, 22m², a similar layout to the dining room, larger, fitted with another pellet burner, and again doors taking you out onto the terrace.

On the first floor are three double bedrooms, 17m², 17m², 16m², one with a shower room en suite, and two with built in wardrobes, all are spacious and light, and there is a small room, fitted with storage, which is perfect for a dressing room. The family bathroom, 7m², is also light and spacious, and has separate shower and bath.

On the second floor, the 60m² attic is...