

under offer - 18th century 3-bd traditional cottage with garden & swimming pool, in a quaint village



## INFORMATION

Town:	Saint-Avit-le-Pauvre
Department:	Creuse
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	400 m2

## IN BRIEF

REDUCED TO 66.600€ A pleasant cottage in the quaint village of St-Avit-le-Pauvre. This traditional house is nestled in the centre of this quiet village, 2 minute drive to amenities and 5 minutes from the popular tourist attraction of the sculpted village of Masgot, and 15 minutes from one of the most beautiful villages in the Limousin : Le Moûtier d'Ahun, and Aubusson the world-renowned Tapestry Capital.



## 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.



## DESCRIPTION

JUST REDUCED TO 66.600€ This semi-detached 18th century cottage was once lovingly restored, with some traditional features kept in place. It is in need of work and this is reflected in the low reduced price..

Entering through the main entrance hallway, to the left is a fitted kitchen (23m<sup>2</sup>) complete with a gas range cooker, and a traditional inglenook fireplace with wood burner, giving this kitchen a cosy family atmosphere. A useful utility space (8m<sup>2</sup>) is set behind the kitchen.

In the main entrance hallway, a staircase leads up to the spacious parental suite of 24m<sup>2</sup> with its own modern ensuite bathroom (6m<sup>2</sup>) with bathtub and toilet.

Back downstairs, in the entrance hallway is a downstairs macerating toilet, and next door to the kitchen is the large and bright living room (43m<sup>2</sup>), with a wood burner and beautiful tiled floor. As well as double doors to the front of the house, at the back of the room is access to the useful workshop area (27m<sup>2</sup>) set behind the house and leading through to the garden.

A staircase in the living room leads up to a spacious landing area (12m<sup>2</sup>), a modern shower room with macerating toilet (7m<sup>2</sup>), and two comfortable bedrooms: Bedroom 1 measures 14m<sup>2</sup> with a roof window, and Bedroom 2 measures 10m<sup>2</sup> also with a roof window to the front of the property. From bedroom 2 is a doorway through to the parental suite.

Downstairs in the main entrance is access to the garden...

## LOCAL TAXES

Taxe foncière: 750 EUR

## NOTES