

Cosy detached house with large garden within walking distance of amenities and the historic town centre.



EXCLUSIVE

INFORMATION

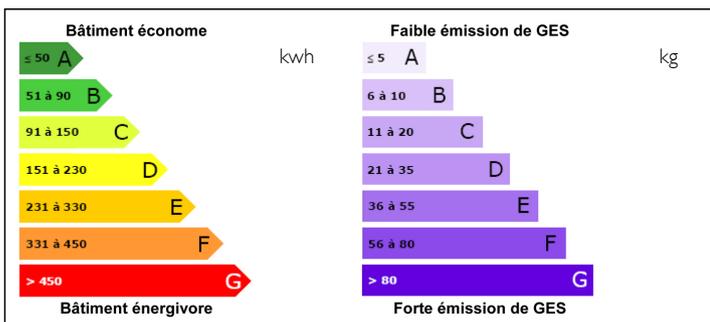
Town:	Bourganeuf
Department:	Creuse
Bed:	2
Bath:	2
Floor:	85 m ²
Plot Size:	1390 m ²



IN BRIEF

A delightful and comfortable house with no works required and situated in the tourist town of Bourganeuf, famous for its Zizim tower. Only 10 minutes by foot from the town centre, it's perfectly situated in a quiet street close to all amenities.

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

A wonderful little house which has been well-thought out and taken care of, making it into a comfortable and practical home.

The entrance leads through the conservatory (9m²) which is the perfect spot for soaking up the spring sunshine. From here is a corridor with a door to a useful utility room, and another door to a downstairs toilet.

The kitchen is modern and bright, fitted with a vitro-ceramic hob, an extractor fan, a microwave and an oven and is big enough for a dining table and storage (12.5m²). The floor is tiled throughout the downstairs level.

The lounge area (23m²) has a cosy atmosphere with its log-burner and beamed ceiling.

Upstairs are two double bedrooms (14m² and 16m²) each with its own shower room, wash basin and toilet. These rooms have beautiful wooden floors. Above these bedrooms is an insulated attic space, useful for storage.

The house is equipped with recent double-glazing throughout, and electric heating in each room as well as the wood-burner in the lounge.

The garden is 1300m² and fenced all around. There is a shed for storing garden equipment, a wood-shed and a small building used as a workshop. The garden is laid to lawn and planted with fruit trees (cherries, plums, apples and pears) and boasts an enormous walnut tree.

There is a secure garage attached to the property, big enough for one car.

Drainage : mains drains

Taxe foncière : 930euros/year

LOCAL TAXES

Taxe foncière: **930 EUR**

NOTES