

Fantastic value for money. Large house in a lovely village with bars, restaurants etc.

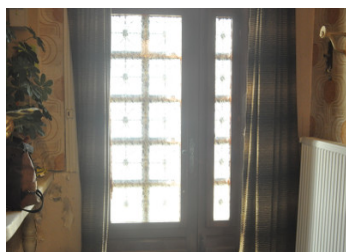


INFORMATION

Town:	Bénévent-l'Abbaye
Department:	Creuse
Bed:	4
Bath:	1
Floor:	150 m2
Plot Size:	50 m2

IN BRIEF

Built in the mid 1800s this large 5 bedroom house has lots of potential. Situated right in the heart of the village of Bénévent l'Abbaye, 23210, which has amenities, a small fishing lake and much more to offer.



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

Nicely presented large 5 bedroom village house, built in the mid 1800s which was originally a family butchers shop. Lots of original features still remain and it benefits from double glazed windows and doors and new shutters. The rear roof has been replaced and the seller tells me is in good condition and the front roof is in good condition and did not need replacing. The seller tells me there are no leaks.

There is also a large old building to renovate at the rear which now houses the boiler for the central heating system. There is great potential here to remove half of the roof from this 2nd dwelling and have it as a large walled courtyard, the floor is already concreted and alls are in ok condition.

There is a very small walled garden beyond, this could easily house a table and chairs.

You enter the house into a large bright entrance hallway which has been partitioned off using a wooden screen, which could be easily removed. This leads to a lounge/dining area and into the kitchen area, the kitchen area is quite small for the size of the property, however there is also opportunity to extend and make it larger

Back into the hallway there is a lovely old oak staircase that leads to bedrooms and a toilet. Another staircase leads on to further bedrooms, an office/work room and a shower room.

There is also another staircase leading to a loft area that could be converted...

LOCAL TAXES

Taxe foncière: 750 EUR

NOTES