

Beautiful authentic 4 bedroom house with outbuilding and garden (2090 m2) in a quiet village near Felletin



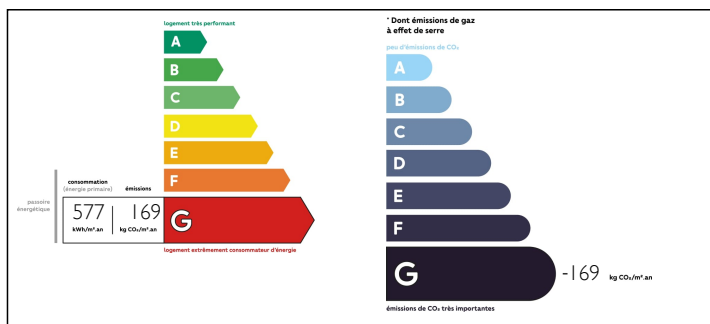
INFORMATION

Town:	Felletin
Department:	Creuse
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	2090 m2

IN BRIEF

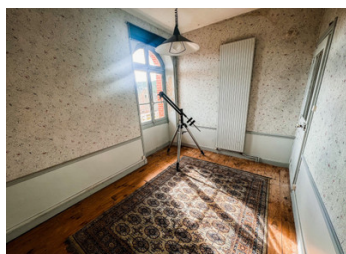
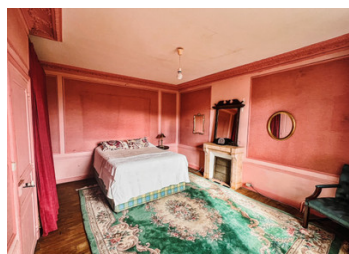
This beautiful character house with four bedrooms is immediately habitable. Next to the house is a stone outbuilding, which can be used for storage, as a workshop or (after conversion) as a small gite. The house is located on a private location in a quiet village just 9 km from the lively market town of Felletin with all daily amenities and a popular weekly market, at 12 km from Aubusson, 90 km from Clermont-Ferrand (international airport), 100 km from Limoges (international airport) and 71 km from Mont Dore (ski slopes, Puy de Dôme). 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:

- Living room with fireplace and stairs to first floor (33.5 m2)
- Kitchen / dining room (20.5 m2)

First floor:

- 2 bedrooms (21, 18.5 m2)
- Bathroom (shower, sink) (4.5 m2)
- Separate toilet

Second floor:

- 2 bedrooms (8.5 and 8.5 m2)
- 2 storage spaces
- 2 attic spaces

Sous-sol with boiler, electric water heater

Stone outbuilding (about 46 m2) and well in the garden

Insulation: The windows are single glazed, there is some insulation in the attic

Heating: Central heating (oil) and wood

Septic tank (not 'aux normes')

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 751 EUR

NOTES