

Beautifully presented, 4-bedroom, stone house which is fully renovated. Lovely garden.

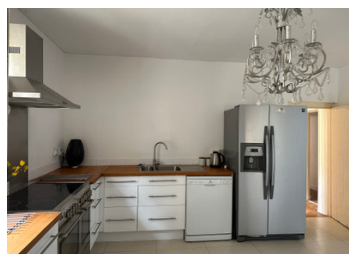


INFORMATION

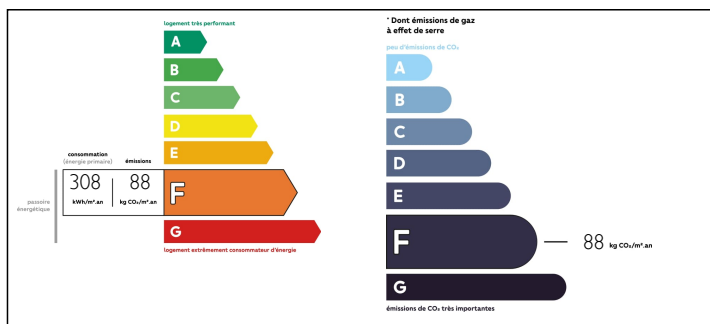
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|-------------|--------------------|
| Town: | Lavaveix-les-Mines |
| Department: | Creuse |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 135 m2 |
| Plot Size: | 2134 m2 |

IN BRIEF

Positioned in a very quiet quarter of Lavaveix-les-Mines, a medium size former mining town with beautiful historic buildings and a lively centre with most amenities, including boulangerie, café bars, two restaurants, grocery store, pharmacy, DIY store and a doctor. The area is surrounded by beautiful countryside, close to the river Creuse and picturesque and historical hamlets and towns within a short distance. Clean air, beautiful nature, friendly neighbours. Felletin, only 25 mins or approx 20 kms away, has a popular weekly market, and the historic town of Aubusson at 20 min drive or 18 kms and it is only a 1 hour and 23 min drive to Clermont-Ferrand (international airport).

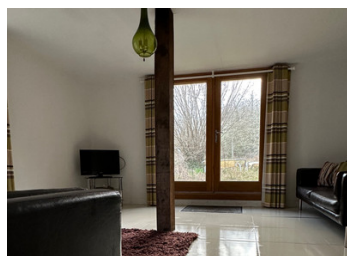


ENERGY - DPE



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: 543 EUR

Taxe habitation: 405 EUR

NOTES

DESCRIPTION

The house is accessed by a beautiful historic front door sheltered by a small Juliet balcony and decorated by a grandiose rose bush that flowers all through the summer and gives of this lovely scent.

The hallway with a niche under the wooden stairs gives access to a large fully equipped open kitchen (19 m²) connected to a dining room (11,3 m²) with fireplace.

Next to the kitchen we find a sitting area (19,1 m²) with view at the garden and on to the beautiful surrounding area.

We find a utility room on the ground floor with a washer, dryer and a freezer and a separate W.C.

On the other side of the hallway, we have access to a large living area (26,6 m²) with at the end a mudroom (5,8 m²) leading you into another area of the garden where we find a wooden deck partly covered and allowing for the well needed shade in the summer and the suspension of several hammocks (which also come with house).

On the first floor there are a master bedroom with its own shower room and toilet (16,2 m²), 3 spacious bedrooms (20 m²), (17,2 m²), (13 m²) and a luxurious bathroom (10,7 m²) with free standing bathtub, walk in shower, toilet and wash basin.

On that same landing we find wooden stairs that lead you to a second floor under the roof that lends room for another bathroom with the connection in place and...