

## 7 Bedroom detached house

EXCLUSIVE



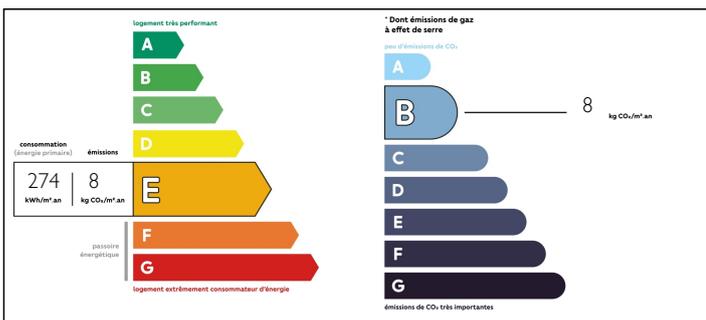
## INFORMATION

Town:	Naillat
Department:	Creuse
Bed:	7
Bath:	5
Floor:	0 m <sup>2</sup>
Plot Size:	935 m <sup>2</sup>

## IN BRIEF

This large property benefits from double glazing and central heating on the edge of a small village and easy short drive to 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

The property comprises of:

Front door into small entrance area which leads into the dining room. Further on into the fitted kitchen with window to the back. A downstairs W.C is under the stairs. There is a large lounge with windows on three sides and a door to the back garden. A large wood burning stove which runs the central heating system is a great focal point. Off of this room is a study area with great views to the garden.

On the first floor there are five double bedrooms plus two bathrooms with W.C.

On the second floor there are a further two bedrooms with a shower room/W.C.

Outside is a good size garden and parking.

This property also benefits from mains drainage.

Approx 6.5 kms to the market town of Dun Le Palestel, 25.5 kms to the very large town of Gueret, 21 kms to La Souterraine with its fast link train station to Paris and only 73 kms to Limoges with its airport.

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

## NOTES