

## 3 Bedroom detached property with a little finishing off needed

EXCLUSIVE



## INFORMATION

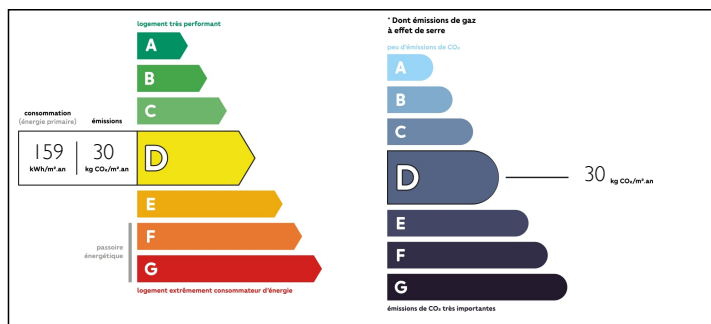
Town:	Azerables
Department:	Creuse
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	1981 m2

## IN BRIEF

This ranch like single storey property is deceptively spacious. It offers 3 good size double bedrooms, a newly fitted kitchen and good size lounge diner. It is set in a popular little hamlet near to a village with basic amenities and has a lovely sized, private garden.



## 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 hallway with plenty of storage. To the right of here is the newly fitted kitchen with window to front and tiled floor. At the end of the hallway, if you turn to the right, you have two double bedrooms, some finishing off required and a door out to the back garden. To the right of the hallway, there is another good sized double bedroom and a new bathroom with basin and bath with shower over. The W.C is separate. On the right hand side of the property is a lounge /diner which runs totally front to back of the house. With doors to the front terrace and windows to the back. There is a large , new, wood burning stove in this room. there is also gas central heating. the property is double glazed throughout. The fosse septique was installed in 2018. Fibre is available in the hamlet. As stated, there is some finishing off to do in this property but nothing major as all larger works have been completed. For example there are floor tiles needed in the rooms. You are just 3kms from the village of Azerables which has basic amenities including a vets, bakers, restaurant/bar and pharmacy, 14kms to the large town of La Souterraine with a choice of supermarkets and a train station with a fast link to Paris and 66kms to Limoges with its airport.

A good location.

-----

Information about risks to which this property is...

## LOCAL TAXES

**Taxe foncière: 370 EUR**

## NOTES