

Village location for this renovated two-bedroom house of 85m2 with a garden.



INFORMATION

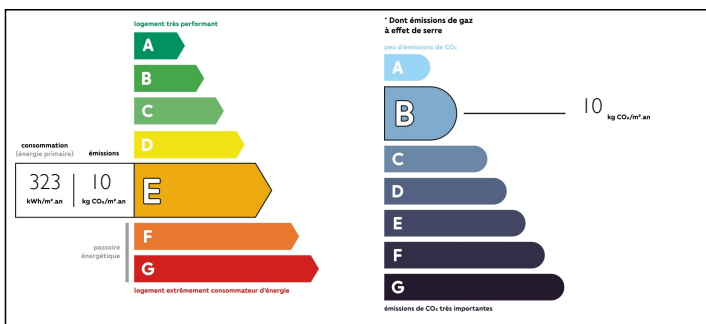
Town:	Nouzerines
Department:	Creuse
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	661 m2

IN BRIEF

Nestled in the heart of the peaceful Creuse countryside, the picturesque village of Nouzerines opens its doors to you for an authentic and soothing experience. With a timeless charm and a warm atmosphere, Nouzerines is much more than just a village - it is a real haven of tranquility and preserved beauty. Far from the urban hustle and bustle, Nouzerines offers you a friendly and benevolent art of living. Here, the inhabitants welcome you with open arms, sharing their love for the community and sharing. Local markets will allow you to discover fresh and regional products, while small artisanal shops will offer you unique treasures to take home.



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

The house is a charming residence dating from the 50s and 60s. This authentic and elegant house is distinguished by its exposed stone facade that testifies to the character and past of the region.

The exposed stone facade gives the house a rustic and timeless look, evoking the charm of the old village houses. The adjoining workshop and the outdoor storage room add a practical touch, offering spaces dedicated to creativity and storage.

On the ground floor, the house has a functional layout with a spacious garage to house your vehicle, a practical cellar for storage, a warm kitchen, as well as a large living room bathed in natural light. The welcoming entrance invites visitors to discover every corner of this unique residence.

Upstairs, you will find two bedrooms with a magnificent solid oak parquet floor that adds a touch of warmth and elegance to the space. An attic room, redesigned in the 1980s, reveals a touch of modernity while retaining traditional charm.

The house has been carefully renovated to meet modern needs. Electricity was redone about ten years ago, and PVC double-glazed windows provide effective insulation. A recent thermodynamic water heater and a heat pump equipped with cast iron radiators guarantee thermal comfort.

Ideally located on the roadside, the house offers convenient access to the heart of the village of Nouzerines, while preserving a peaceful atmosphere. Surrounded by a 661m² plot, this residence will allow you to enjoy outdoor spaces, whether for gardening, outdoor leisure or simply to...

LOCAL TAXES

Taxe foncière: 567 EUR

NOTES