LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A11794 Price: 130 800 EUR

agency fees included: 9 % TTC to be paid by the buyer (120 000 EUR without fees)

Beautifully renovated 4-bedroom, 4.5 bathroom house. Garden.















INFORMATION

Town:	Colondannes
Department:	Creuse
Bed:	4
Bath:	5
Floor:	127 m2
Plot Size:	1829 m2

IN BRIEF

This house has been sympathetically renovated with taste that keeps the internal character intact whilst also providing modern living.

ENERGY - DPE

DPE not required.

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.

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LOCAL TAXES

Taxe foncière:	**429 EUR**

NOTES

DESCRIPTION

Ground floor.
Entrance door into lounge end of the large open plan downstairs room. There is a large wood burning stove set in a lovely feature fireplace, large double glazed windows to front.
Through into the kitchen/diner end of the room. Large double doors and windows to front - the doors lead to a sun trap small patio area for breakfasting. There is a door out to the back patio and garden in this area too. The kitchen features a ceramic double Belfast sink, five ring gas hob with large electric oven, cooker hood, dishwasher and fridge. Work tops and two free standing units with natural stone tops.
The floor throughout this large open plan room is oak.
Off the lounge area is a door leading to a utility room with washing machine, freezer, storage and separate W.C. There is also a door leading to the back garden.

First floor.
There are 3 beautifully decorated bedrooms, one to the back of the house and two to the front, each with its own shower/W.C - perfect for B&B accommodation if you so wished. Also on this floor is a fourth bathroom with bath, shower and W.C - this room really belongs to the master bedroom which is in the converted attic and is reached through a door and up the attic stairs from this room.

The house has had its roof completely re-done. It was rewired in around 2007/2008 and re-plumbed. It is double glazed throughout and has attic and...