

Lovely two bedroom semi-detached cottage. Garage. Garden. In a hamlet.

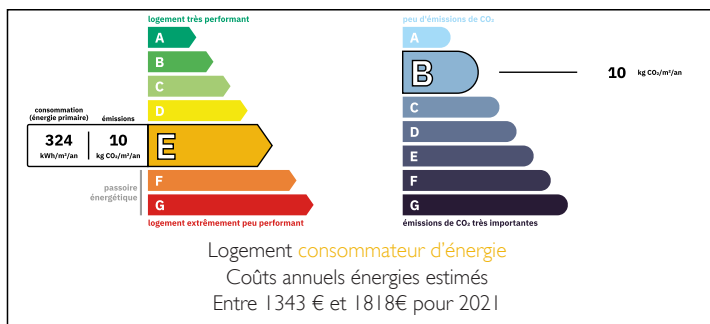


INFORMATION

Town:	Lafat
Department:	Creuse
Bed:	2
Bath:	2
Floor:	67 m2
Plot Size:	695 m2



ENERGY - DPE



IN BRIEF

Situated in a little hamlet with beautiful countryside around it but still only 10 minutes drive to all amenities

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: 200 EUR

Taxe habitation: 200 EUR

NOTES

DESCRIPTION

Ground floor.

Front door into dining room with tiled floor. Door leading to light airy lounge with window to front and tiled floor.

Also off the dining room is the kitchen with floor and wall units and wood worktops. The kitchen leads to a small inner hallway off which is the utility room and downstairs W.C.

First floor.

Hallway serving two very good sized double bedrooms, again with lots of light coming into the rooms. The family shower room with W.C is also on this floor.

Outside there is a good size garden which is an easily maintained holiday home sized plot but still adequate if this was a permanent home.

There is also an attached garage on the side of the house.

Please note that this property is move in ready, however, there may be some remedial works that the buyer may wish to do over time.

Lovely location in the midst of the countryside but still only approx 9 kms to the market town of Dun le Palestel with amenities including a supermarket, 7kms to the nearest bakers and 10k to Eguzon Chantome with its local shops, supermarket and large leisure lake. Limoges airport is just 80kms away.

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