LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A23971DLO23 Price: 26 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (20 000 EUR without fees)

Cute village cottage for renovation at an affordable price tag., situated in a lovely village.

EXCLUSIVE















INFORMATION

Town:	Bénévent-l'Abbaye
Department:	Creuse
Bed:	3
Bath:	0
Floor:	90 m2
Plot Size:	0 m2

IN BRIEF

Builders delight, a great renovation project in walking distance of a lovely historic town with amenities, bars, restaurants, supermarket, doctors dentists and lots more. When renovated this would make an absolutely lovely holiday home or bolt hole to get away from the daily rat race.

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: **600 EUR**

NOTES

DESCRIPTION

End of terrace cottage in need of renovation, and this is reflected in the very low price tag. An absolutely great opportunity for those with a small budget.

The roof at the back has been completely renewed. There is a garage attached to the house and a car park just across the road. The Abbaye can be seen from the house and is such a lovely sight

If you would like any further information or indeed would like view please do not hesitate to contact me.

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