LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A24008CHH23 Price: 89 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (81 364 EUR without fees)

4 bedrom House















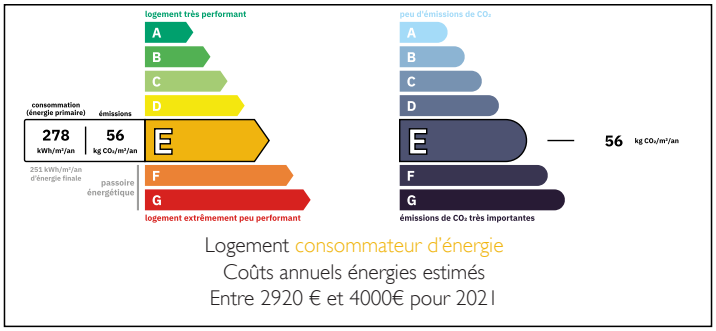
INFORMATION

Town:	Bussière-Dunoise
Department:	Creuse
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	379 m2

IN BRIEF

An L shaped property looking on to its enclosed garden. Perfectly habitable but in need of a little updating and remedial work.
Great hamlet location.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2920 € et 4000€ pour 2021

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:	**779 EUR**

NOTES

DESCRIPTION

Enter into this property through its double entrance gates. Immediately to your right is the boiler/utility room. This has its own door but can also be entered from the property.

On entering the house through the main door, the large kitchen diner is on your right hand side along with the stairs to one of the first floor areas. On your left is the lounge area. Through the lounge is a connecting inner hallway that brings you to a room, currently a downstairs bedroom. In this room are stairs up to the smaller first floor area. Up here is a bedroom plus a shower room servicing this area.

Back to the kitchen / diner. Doorway from the house to the boiler/utility room. Stairs up to second first floor area. Up here is a large landing area, a huge double bedroom with dual aspect windows, a bathroom with bath, shower and vanity unit with two basins. There is a separate W.C on this floor.

Up another staircase which leads to another landing area and yet another large double bedroom. The house is double glazed and has oil fired central heating. The hot water is heated by an electric water heater. Outside there is a private garden area and a small garden area to the back which is raised up from the quiet hamlet lane.

The property is just over 3 kms to the village of Bussiere Dunoise with its restaurant/bar and bakery. Just under 13 kms to the...