

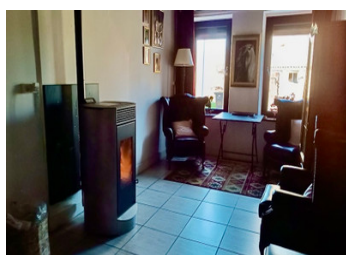
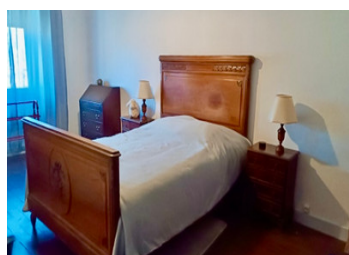
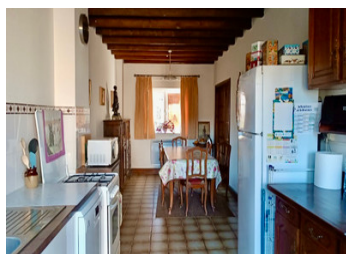
Enchanting 4 bedroom renovated cottage, nestled in a little country hamlet in the Creuse.

EXCLUSIVE



INFORMATION

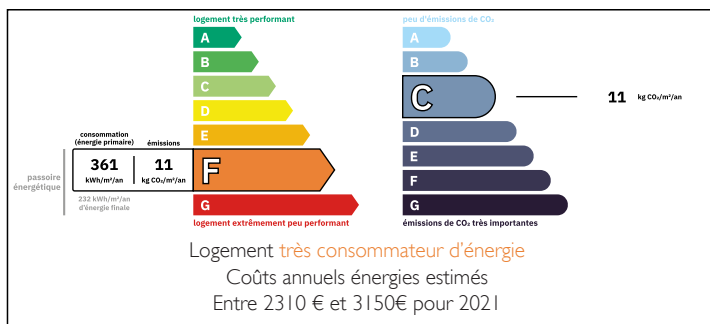
Town:	Aulon
Department:	Creuse
Bed:	4
Bath:	1
Floor:	119 m2
Plot Size:	2000 m2



IN BRIEF

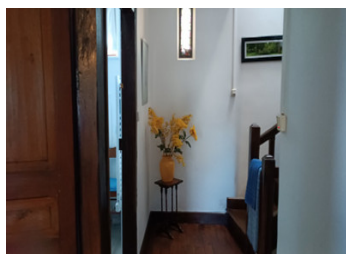
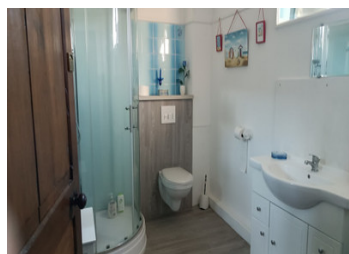
Show casing this pretty enchanting 4 bedroom cottage, with an enclosed separate garden with views across the road from the cottage with a building for garden furniture etc. Separate orchard just around the corner from the cottage. All situate in a little hamlet nestled in the Creuse countryside.

ENERGY - DPE



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: 800 EUR

NOTES

DESCRIPTION

Beautifully presented charming 4 bedroom stone cottage, nestled in the rolling Creuse countryside.

Front door access leading into a bright spacious kitchen/dining room tiled floor and access to a hallway with nice wooden staircase up to 1st floor, where you will find a family bathroom and 2 good sized double bedrooms and landing leading to the 2nd floor with a further 2 good sized bedrooms one currently used as an office. On this floor there is a wash room with toilet and wash hand basin.

Mostly double glazed apart from a couple of windows that are in good condition. Benefits from being connected to mains drains.

Directly opposite the cottage is an outbuilding, a little further up the lane is a separate enclosed garden with a building could be used for storage and/or potting shed.

There is a separate orchard just around the corner from the cottage.

Roof renewed in 2003 approx
Electrics up dated at the same time approx.

Lounge 15m²
Kitchen Dining room 21m²

Bedroom 1 18m²
Bedroom 2 18m²
Bedroom 3 20m²
Bedroom 4 15m²

Garden, orchard approx 2000m² both separate from the cottage. x 2 plots.

The cottage is attached to a neighbours barn.
ALL SIZES ARE APPROX

FURNITURE CAN ALSO BE SOLD WITH THE