

Detached 2 bedroom character property

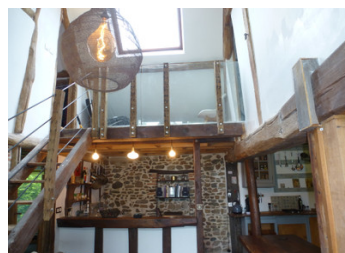


INFORMATION

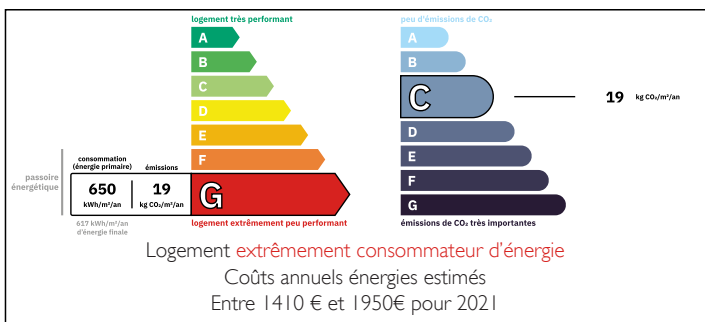
Town:	Orsennes
Department:	Indre
Bed:	2
Bath:	1
Floor:	68 m2
Plot Size:	2734 m2

IN BRIEF

Detached two bedroom character property with large garden, workshop and garage.



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.



DESCRIPTION

The house comprises of entrance into kitchen, lounge, dining area. Beautiful stone floor, fireplace with wood burning stove and beams and original features everywhere. Leads through into the very large bathroom with shower, roll top bath and basin. The current owner has installed a composting toilet so, to have a 'normal' flushing toilet, a fosse septique will need to be installed.

All structural supports have been reinforced with green oak, the electrical system and consumer unit were upgraded around 2 years ago. Just over 1.5 kms to the village of Orsennes, 93 kms to Limoges with its airport and 11 kms to Eguzon with its local shops and good size supermarket.

The bathroom has electric underfloor heating, the windows are a mix of double and single glazing.

LOCAL TAXES

Taxe foncière: 176 EUR

Taxe habitation: 349 EUR

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

NOTES