LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30527LV23 Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

**Lovely house, with 3 bedrooms, garden, garage. Immediately habitable. In small village near Crocq.**















## INFORMATION

| | |
|---|---|
| Town: | Saint-Agnant-près-Crocq |
| Department: | Creuse |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 110 m2 |
| Plot Size: | 1241 m2 |

## IN BRIEF

Very nice and large village house , near Croqc and Giat with daily amenities. It is located in a small village in the Creuse

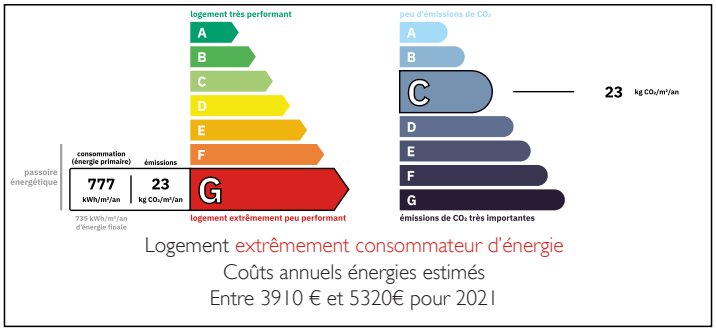
On the ground floor is the large cellar, with part of the old bread oven and a cave.

A small staircase outside leads to the first floor with kitchen, dining room and living room and in hallway there is a toilet and small bathroom. There is also a small conservatory next to the living room with French doors to the terrace.

Upstairs there are three bedrooms and also plenty of storage space. Also upstairs a bathroom with shower/bath and toilet. It has a large garden with a garage.

Owner will leave it furnished

## ENERGY - DPE




Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 3910 € et 5320€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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## LOCAL TAXES

**Taxe foncière:** **604 EUR**

## NOTES

## DESCRIPTION

Nice large (family) house with lots of possibilities.

Kitchen 15 m²
(dining) room 15 m²
living room with conservatory 36 m²

Upper floor:
Room (1) 13 m²
Room (2) 10 m²
room (3) 15 m²
Bathroom 5 m²

Basement 70 m² Cave 10 m²
Garage 14 m²

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

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