LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31132CHH36 Price: 127 530 EUR

agency fees included: 9 % TTC to be paid by the buyer (117 000 EUR without fees)

Detached three bedroom property

EXCLUSIVE















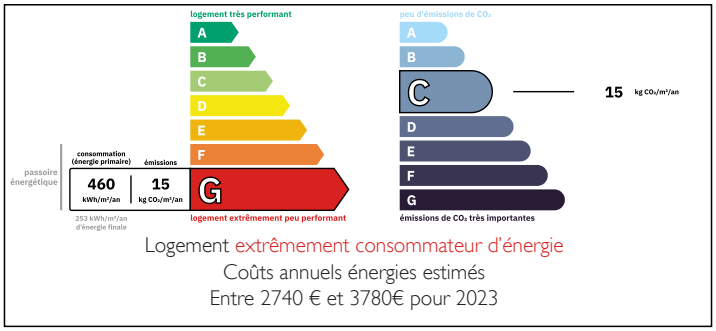
INFORMATION

Town:	Mouhet
Department:	Indre
Bed:	3
Bath:	2
Floor:	89 m2
Plot Size:	490 m2

IN BRIEF

This lovely property is move in ready.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2740 € et 3780€ pour 2023

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.
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NOTES

DESCRIPTION

Enter onto the property via wrought iron gates.
Into the house you enter directly into the open living space. With a fitted kitchen to your right, large lounge area to your left with big character wood burning stove and the dining area straight ahead with doors out to the terrace. Off of this area is a door which leads down a few steps to the good sized utility room/boot room with a back door to the garden. Off of here is the large bathroom with a double shower, W.C, Bidet and basin.
the whole of the downstairs is light and airy, a lovely open space but with well defined areas.
Upstairs there are three double bedrooms, one of which has its own bathroom with bath, W.C and basin.
The whole house is decorated and has double glazing. It is heated by the wood burning stove and some electric radiators.
The garden is very private. It is to the back of the property behind which are fields, to the side, which is where you find the lovely private terrace and to the front where you have a mix of garden and parking for your car.
You are just 20 kms to the good size town of La Souterraine (under 20 mins) which has a choice of supermarkets, vets and local shops plus a train station with a high speed link direct to Paris. Approx 16 kms to the leisure/swimming lake in Eguzon and 66 kms to the airport in Limoges.
All in all a lovely property in a good location.

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

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