LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31156CHH23 Price: 180 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (166 667 EUR without fees)

Spacious, renovated detached 3= bedroom house with swimming pool















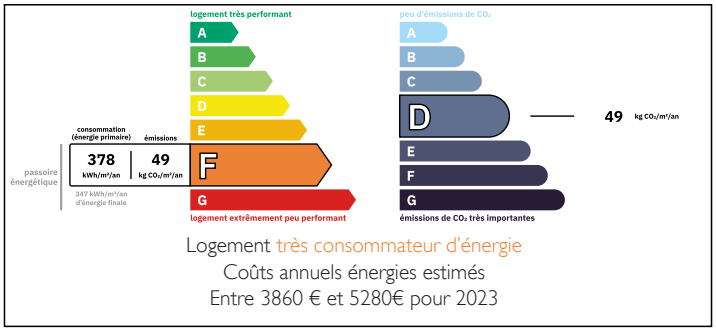
INFORMATION

Town:	Saint-Sébastien
Department:	Creuse
Bed:	3
Bath:	3
Floor:	160 m2
Plot Size:	1230 m2

IN BRIEF

This characterful property has three bedrooms in the house and a possible two more in the annexe opposite.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3860 € et 5280€ 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.

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LOCAL TAXES

Taxe foncière:	**1273 EUR**
Taxe habitation:	**1035 EUR**

NOTES

DESCRIPTION

The house consists of:
Ground floor
Tiled entrance hallway, bedroom with en-suite shower/W.C, Large room in which there is a fitted kitchen with butler sink, range cooker and floor and wall units, dining and family lounge area and a fireplace with a wood burning stove, Study, Formal lounge, Utility room, Hallway leading out to back garden and a downstairs W.C

On the first floor:
Large landing area, Two double bedrooms, Family bathroom with oval shaped bath, W.C and wash basin.
There is a barn, a cellar and a convertible attic reached by external stairs.

Opposite the house, on the other side of the garden is another building which could be used to have 2 more bedrooms and a bathroom. There is also a walkway through into the courtyard where you have the 10m x 5m in ground swimming pool.
The garden consists of a patio and walled garden area as well as a good sized lawn area.

The property benefits from gas central heating throughout

The house is situated in a hamlet just a few kms to the nearest village with its bakers, convenience store, bank, post office, doctor and dentist. The large town of La Souterraine with all its choice of supermarkets plus its station with a high speed link to Paris is approx 20kms and Eguzon, with a supermarket and local shops is approx 9kms in the opposite direction. Limoges, with its airport is approx 80kms.

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