LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32844CHH23 Price: 149 999 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 614 EUR without fees)

Detached 3 bed property property with barns and hangar















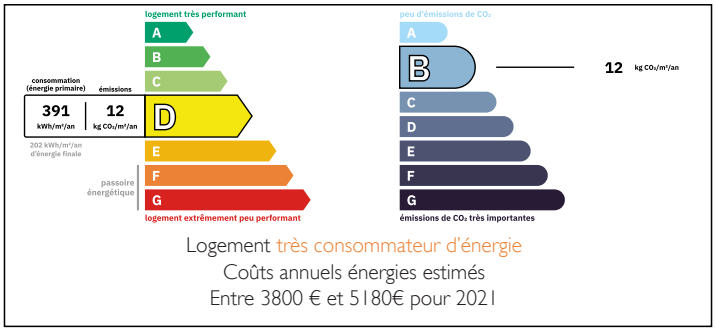
INFORMATION

Town:	Naillat
Department:	Creuse
Bed:	3
Bath:	2
Floor:	0 m2
Plot Size:	2343 m2

IN BRIEF

This property is in a lovely countryside location but still within very easy reach of amenities.

ENERGY - DPE



Logement très consommateur d'énergie

Coûts annuels énergies estimés

Entre 3800 € et 5180€ 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.

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NOTES

DESCRIPTION

You enter into the house either directly into the kitchen or into a separate entrance hall. So, entering in to the large kitchen / dining room there is a lovely stone floor, lots of beams and character. There is a door to the decked terrace and stairs to one side of the first floor. The kitchen has a pellet burning stove - perfect for Winter.

Also on the ground floor there is the entrance hall, a ground floor double bedroom looking out to the back of the property, a W.C and a ground floor lounge which was once the old bread oven.

On the first floor, at this side of the house, is another double bedroom with an outlook to the back of the property and a large family bathroom with shower, bath and W.C.

Above the kitchen, on the first floor is a large character lounge with a wood burning stove and windows to the back. Up stairs to the second floor you come to the master bedroom with with its wood floor and attached large shower room with basins and W.C.

Outside, there is a good size private garden, workshop, utility room, barn and hangar A great ensemble of buildings. this house lends itself to being a great family home or even, a bed and breakfast. The house has the great bonus of just having had a brand new, conforming fosse septique installed .

Just 4.8 kms to the little market town of Dun Le Palestel, just over 25kms to La Souterraine with its choice of supermarkets and train station with its high speed link to Paris, approx 22kms to the capital of the Creuse, Gueret with its many large supermarkets and hospital and 77 kms to Limoges with its airport. A country house but near to all that you need.

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