LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36409CHH23 Price: 77 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (70 000 EUR without fees)

Lovely 3 bedroom village house















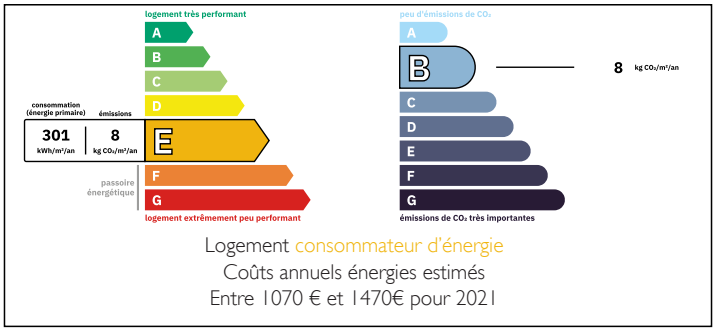
INFORMATION

Town:	Chéniers
Department:	Creuse
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	1026 m2

IN BRIEF

Lovely village property in a pretty village in walking distance of a bar/restaurant and a mini market.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1070 € et 1470€ 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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LOCAL TAXES

Taxe foncière:	**565 EUR**

NOTES

DESCRIPTION

The house comprises of:
Front door into entrance hall form which - on the left hand side is the eat in fitted kitchen with its floor and wall units and fitted cooker and hob. A door from the kitchen leads out into the good size garage. Also off of the hallway on the same side is a downstairs W.C and laundry area.
On the other side of the hall is a good size lounge/diner running from front to back of the property. It has windows to the front and doors out to one of the patio areas at the side. There is a big wood burning stove in this room too.
Also from the hallway is a door leading out to the garden . The stairs lead up to a landing area with 3 double bedrooms, two to the front and one to the back, and, a family bathroom with W.C. Up a second flight of stairs onto the 2nd floor where there are two further rooms. One used as a craft/hobby room and the other, a peaceful music room.
Outside the property is the entrance to the garage parking and also a double gated entrance driveway where the current owner sometimes parks the camping car. There is a small area at the back of the house where plants are kept over winter, another storage room which also houses freezers, A cave under the garden for all garden tools. Up a few steps and you reach another patio...