LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36780CHH23 Price: 38 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (31 400 EUR without fees)

Two bedroom, habitable semi detached cottage with a second property to totally renovate.

EXCLUSIVE















INFORMATION

Town:	Azerables
Department:	Creuse
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	519 m2

IN BRIEF

Full of character, habitable but with finishing off refreshment work needed. Second property a total project.

ENERGY - DPE

DPE not required.

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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DESCRIPTION

The property comprises of:
Front door into lounge /diner with wood floor and window to front. There is a door from here leading to the back garden. Step up to the fitted, bright, modern kitchen Behind the kitchen is a storage space for freezers etc. There is also a door leading out to the back of the house.
The stairs are in the lounge which lead up to a corridor, off of which there are two double bedrooms, both to the front of the property, one of which has stairs leading to the large (with permissions) convertible attic. There is also a good size bathroom with sink, W.C and bath with shower over.
Outside there is an entrance to a cellar under the property. There is also a second property entrance here which is in need of total renovation. It has a hallway, a room (used to be a bar). Upstairs there is a hallway/storage area and two rooms. Also in need of total renovation.
There is a garden attached to these properties.
Currently a non conforme fosse septique but has got the possibility to connect to mains drainage.
Situated just around 1 km to the little village of Azerables with its small supermarket, bakers, chemist, vets, restaurant and bar and within walking distance of another bar/restaurant. Approx 14 kms to the large town of La Souterraine with a choice of supermarkets and other amenities and around 66 kms to Limoges with its airport.

Information about risks to which this property...

NOTES

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