LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36890MKE23 Price: 88 999 EUR

agency fees included: 10 % TTC to be paid by the buyer (80 909 EUR without fees)

Stone, village, modernised property with 3 bedrooms, 3 bathrooms, pretty garden,, mains drainage.















INFORMATION

Town:	Ladapeyre
Department:	Creuse
Bed:	0
Bath:	0
Floor:	133 m2
Plot Size:	2081 m2

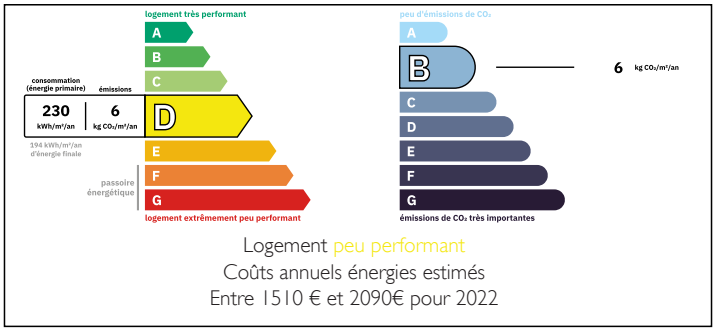
IN BRIEF

Located in the historic village of Ladepeyre with its château and a few amenities on the doorstep and mains drainage, this totally, modernised house is only a 5 minute drive from the fresh-water swimming lake in Châtelus Malvaleix, in a stunning setting, with bar/restaurant and lifeguard in the summer.

A very pretty, rural village with award winning bakers, bar and post office and fabulous countryside on the doorstep.

A brilliant family home, with or without income potential, or holiday home with very little maintenance.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1510 € et 2090€ pour 2022

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

This charming cottage-style home, originally two houses, seamlessly blends space and comfort, making it an ideal retreat.

It's layout offers various different lifestyles, whether for a larger family home, or as previously, a BnB business or a beautiful lock-up-and-leave, situated perfectly to explore all that the area has to offer.

The expansive open-plan kitchen diner divides the property, leading, on one side, to a spacious family lounge featuring a woodburning stove, original granite flooring, exposed stone walls, and oak beams.

Upstairs, discover two generous double bedrooms, each with its own shower room, while the cozy snug or day room on the ground floor to the other side of the house, offers additional relaxation space. A versatile office or boot-room with a WC is located to the rear.

The master bedroom upstairs boasts a modern ensuite bathroom.

Each room downstairs, opens to a terrace, one of which is covered , that lead to a stunning, mature, courtyard garden, complete with a veggie garden and garden shed.

This delightful property harmonizes original features with modern living.

Conveniently located near amenities and leisure activities in one of France's most picturesque regions.

Please ask for further details and photos.

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