LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37061JET23 Price: 165 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (152 778 EUR without fees)

UNDER OFFER 4-bedroom DPE C-rated property set in beautiful established garden, minutes from Aubusson.















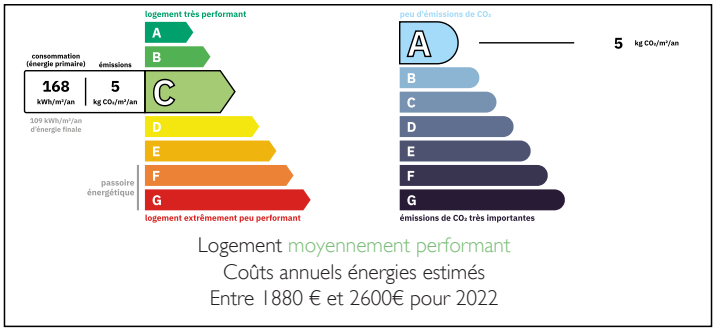
INFORMATION

Town:	Blessac
Department:	Creuse
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	2595 m2

IN BRIEF

This property is on a quiet country back lane, in Blessac, only 4km from the ancient tapestry town of Aubusson. Buses go from Aubusson to Clermond-Ferrand, Limoges, or Montluçon, the main nearby cities. Swimming lakes, forest trails, the Puy de Dome volcanoes and the skiing of Mont d'Or are all in this hidden corner of France.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1880 € et 2600€ 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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LOCAL TAXES

Taxe foncière:	**984 EUR**

NOTES

DESCRIPTION

This is a bright family home with a C-rated energy performance. You can access the beautiful garden from both the veranda on the main floor, or from the lower floor.

From the sunny veranda, double doors lead to the fully fitted kitchen (with central seating island). Another set of double doors leads to the sitting area with fireplace. This makes the first floor living accommodation feel like one large open space. A balcony runs the full length of the property. Also on this level there are three bedrooms, the family bathroom with separate shower, and a WC.

A stairway leads to a lower level where you will find a large parental/guest bedroom, a sitting area with access to the garden, another room which the current owners use as a summer/visitor kitchen, and a small shower-room with toilet. The single garage can be accessed from this level too, with storage space to the rear and the thermodynamic water heater. The air source heat/ventilation system was fitted in 2023 and there is full wooden double glazing throughout.

The garden is a peaceful haven of lawn, flowerbeds, and fully established trees including a sweet scented linden, apple, plum and cherry trees. There is a garden store to the rear, divided into three sections, which has a 1000 roof rain water collector for the garden. The garden has a side and front vehicular access and is fully enclosed for children...