LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A37883CHH23 Price: 99 900 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 819 EUR without fees)

Character Detached three / four bedroom property with barn















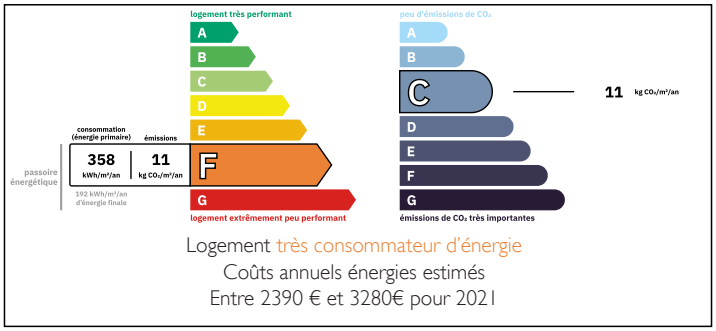
INFORMATION

Town:	Lafat
Department:	Creuse
Bed:	4
Bath:	2
Floor:	97 m2
Plot Size:	2100 m2

IN BRIEF

Character property tucked away in a hamlet on a no through lane. Private but not isolated

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2390 € et 3280€ 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.

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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LOCAL TAXES

Taxe foncière: **650 EUR**

NOTES

DESCRIPTION

The property comprises of:
Large front garden with parking for several cars.

Front door into lounge /diner with tiled floor and wood burning stove. Windows to back and front. Off of here is a kitchen and a W.C/shower room. Runing along the entire back of the house is a covered verandah where you can reach the cool storage room.

Upstairs on 1st floor is a master bedroom with windows to front and its own bathroom with bath shower and W.C.

Up another short flight of steps and you come to the other 3 bedrooms, one of which could easily become a bathroom /W.C to furnish these rooms.

Attached to the house is a workshop/laundry area and then, a good size barn suitable for the car etc and still more room after that on another two levels.

The established back garden has got good countryside views.

The lovely village of Crozant is nearby with its gorge and medieval ruins as is Fresselines, once the home of Monet the artist. The surrounding countryside provided lots of his inspiration. Also near to leisure lakes, equestrian centres, cycle routes and river swimming. Plenty to do.

You are near to the little market town of Dun Le Palestel 7.5 kms and approximately 23 kms to the larger town of La Souterraine with its choice of supermarkets and train station with a high speed link to Paris. Limoges with its airport is approx 78 kms.
A lovely property in a good location..

Information about risks to which this property...

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