LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41425DLO23 Price: 46 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (40 000 EUR without fees)

Terraced 3 bedroom house, situated in the lovely village of Benevent L'Abbaye 23210 Creuse.

EXCLUSIVE















INFORMATION

Town:	Bénévent-l'Abbaye
Department:	Creuse
Bed:	3
Bath:	1
Floor:	106 m2
Plot Size:	2502 m2

IN BRIEF

A charming village property with great potential, ideally located in an area popular with walkers and tourists. With some renovation work already started and further scope to expand into the loft, this house represents a fantastic opportunity for anyone looking for a character home with investment potential.

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.

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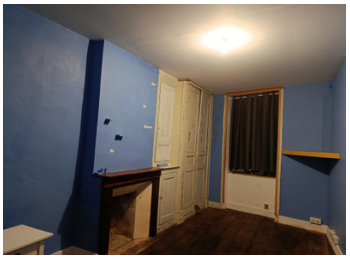
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LOCAL TAXES

Taxe foncière: **603 EUR**

NOTES

DESCRIPTION

Charming 3-Bedroom Terraced Village House on Pilgrim Route

Located in a delightful village with all the usual amenities, this characterful terraced house offers a wonderful opportunity for a permanent home, holiday retreat, or rental investment. The village sits directly on a well-known pilgrim walking route, bringing a friendly and lively atmosphere with walkers and visitors throughout the year.

Ground Floor

The property is entered through a front door that opens directly into the dining room. To the left, a cosy lounge leads through to the kitchen at the rear of the house. A back door from the kitchen provides access to a small enclosed courtyard—ideal for outdoor dining or storage.

First Floor

Stairs lead up to a landing where you will find two completed bedrooms. A third bedroom is partially renovated and ready for finishing, offering an excellent opportunity to add value.

Second Floor

A further staircase takes you up to a large loft space with full renovation potential. This generous area could be converted into additional bedrooms, a studio, or a spacious master suite, subject to the usual permissions.

Entrance 6m²
Lounge 16m²
Kitchen 11m²
dining room 8m²

Bed 1 12m²
Bed 2 14m²

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