LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41619MRS23 Price: 39 900 EUR

agency fees included: 6600 € TTC to be paid by the buyer (33 300 EUR without fees)

Nice riverside property to renovate with big garden at the outskirts of a medieval market town















INFORMATION

Town:	Crocq
Department:	Creuse
Bed:	0
Bath:	0
Floor:	130 m2
Plot Size:	931 m2

IN BRIEF

This authentic building consists of a small house and a bigger house, with a total of 13 rooms. The owner has started to renovate the property, the roof has partly been renewed and there are new double glazed windows. Seven pallets of roof tiles and scaffolding are included in the sales price. The property is situated on the outskirts of a lovely medieval town with all daily amenities, at approx 24 km from 'tapestry town' Aubusson, 69 km from Clermont-Ferrand, 110 km from Limoges (both with international airports), and approx 60 km from Mont-Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.

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

Small house:
Ground floor (total 41 m2)
- 3 rooms
Garden level:
- 2 rooms
Attic above

Big house:

Big house:
Ground floor:
- Corridor
- 3 rooms (15.5, 18.5, 13 m2)
First floor:
- 3 rooms (17.5, 16, 18.5 m2)
Garden level:
- 2 rooms (18, 10.5 m2)
Attic above

NOTES

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

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