LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41675MP36 Price: 170 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (157 408 EUR without fees)

Beautifully restored to a high standard, overlooking the Creuse; no work to done - just enjoy.















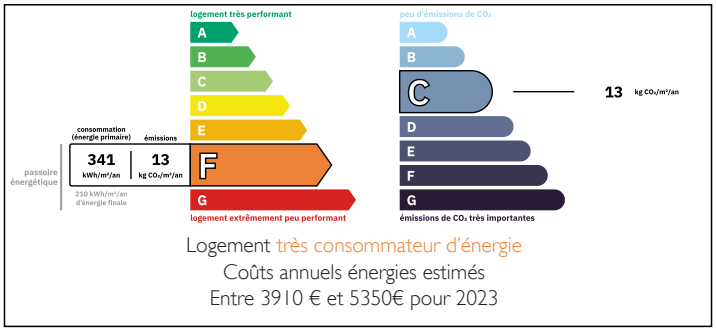
INFORMATION

Town:	Fontgombault
Department:	Indre
Bed:	3
Bath:	2
Floor:	151 m2
Plot Size:	807 m2

IN BRIEF

This spacious property is an ideal family home whether for holidays or as a permanent residence. All work has been completed to a very high standard throughout. The house has double glazing and electric heating as well as a wood burning fire in the main salon and benefits from mains drainage. In addition to the garage there is ample parking. The barn is currently used as a games room and is equipped with a screen for using as a cinema as well as having additional space on the first floor.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3910 € et 5350€ pour 2023

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

On entering the property the large hall (16 m2) has a door to the courtyard and garden as well as a WC. The main sitting room (21 m2) has a wood burning stove and leads to the well equipped kitchen and dining area (25 m2) which also has a door leading to the courtyard and garden; stairs from the kitchen lead to a study / library area (which could provide an additional bedroom).

On the ground floor is the master bedroom which has a en-suite shower and WC and also has access to the garden. There is a well equipped utility room which also has access to the garden and has a stairway leading to the first floor.

On the first floor are two additional bedrooms and a shower and WC.

The barn is a spacious 32 m2 on the ground floor with an additional 20 m2 on the first floor.

Please refer to the 360 virtual tour and floor plans for full layout and room sizes.

The town of Le Blanc is a fifteen minute drive and has all the amenities such as hospitals, doctor, dentist as well as three large supermarkets and an abundance of restaurants and bars.

Within a one hour drive are Poitiers and Limoges which have regular flights to the UK as well as TGV for linking to Eurostar.

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