LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43840DLO23 Price: 149 330 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 000 EUR without fees)

Mid Terraced habitable 7 bedroom house, situated in the pretty village of Benevent L'Abbaye.

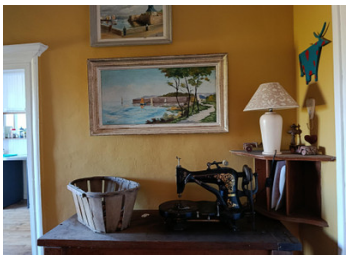














INFORMATION

Town:	Bénévent-l'Abbaye
Department:	Creuse
Bed:	5
Bath:	4
Floor:	234 m2
Plot Size:	315 m2

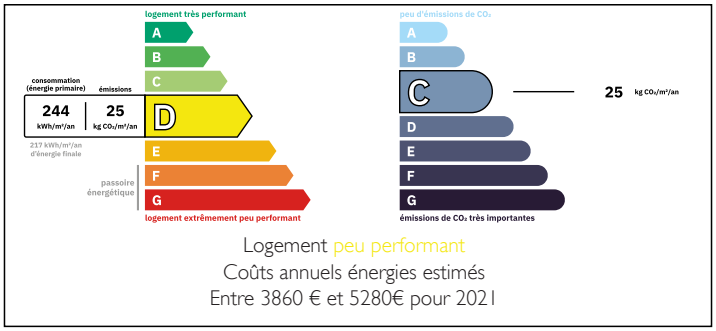
IN BRIEF

Today I am showcasing this large habitable property, with an attached garage.

Situated in walking distance of the lovely village of Benevent L'Abbaye in the Creuse.

The rear garden looks out onto the Abbaye which is steeped in history.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3860 € et 5280€ 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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1100 EUR**

NOTES

DESCRIPTION

Huge 7 bedroom property with huge potential. The property was constructed approx 1900.

The property is habitable and ready to move into and comprises.

Entrance hall with stone floors access to the garage, dining room, kitchen leading to bedrooms 1 and 2 shower room and toilet. On this floor you will also find access to the cave, boiler/laundry room and door leading out onto a garden plot of approx 315m² this has an outbuilding and lovely view of the Abbaye.

From the entrance hallway there are wooden stairs leading to the landing and access to a large family lounge with a wood burner and kitchen/dining, There are more bedrooms on this floor and a kitchenette. Here you will also find a bathroom and office.

There are stairs leading up to the top floor loft where you will find another bedroom with en suite shower. There is also access to either side of the loft with huge storage.

The property has huge potential and is powered via 2 heating systems, one of fuel and the other wood.

If you would like further information or indeed would like to arrange a visit please do not hesitate to contact me.

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