LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44156JET23 Price: 254 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (237 384 EUR without fees)

Detached lakeside 5-brm village house, perfect for horses, on 2h of adjoining land, wth barn and outbuildings.















INFORMATION

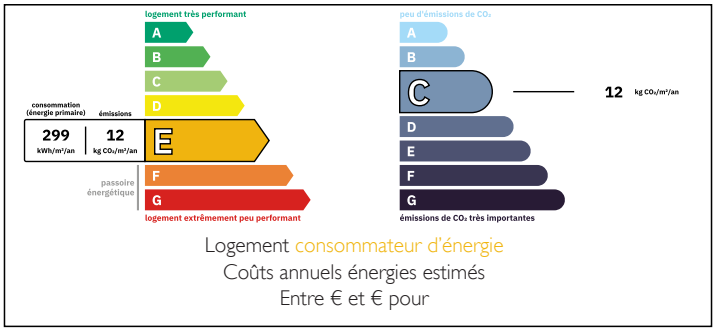
Town:	Bétête
Department:	Creuse
Bed:	5
Bath:	2
Floor:	264 m2
Plot Size:	19768 m2

IN BRIEF

The small village of Betête has a post office (which sells bread), a bar run by the local residents, sports clubs, a chess club, osteopath(s), a fishing lake, and lots of walking trails which are also suitable for horses.

The property is a registered gîte and it is also classed as both a gîte de pêche and a gite cheval (it can accommodate riders overnight with their horses). It also makes a lovely, spacious family home.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre € et € pour

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.

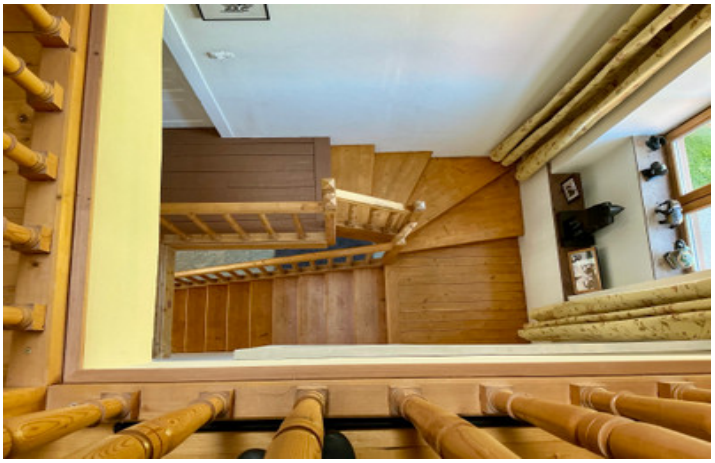
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LOCAL TAXES

Taxe foncière: **2306 EUR**

NOTES

DESCRIPTION

This is a traditionally built 5-bedroom granite property on three levels. It is fully double glazed with a mix of wood and electric heating. It is connected to town drainage.

On the ground floor there is a large open-plan kitchen/dining room with central island, a large sitting room and hall leading to the back garden. It would be possible to extend downstairs further with the usual permissions. The first floor comprises three spacious bedrooms and a large bathroom with separate shower, a double sink unit and toilet. The second floor comprises a large landing with sitting area, two bedrooms and a large bathroom with shower and toilet.

The back garden has a terrace, a well with a pump, and old outbuildings to the left which would have been for pigs or other small animals (now one is a kennel). To the right there is access to a large utility/laundry room, ideal for the guest house, but which could equally be a lovely summer kitchen. There is power, water and a sink. There are also other open hangars used for hay and wood. To the rear of the garden is a double wooden gate which leads to the pasture. At the far end the property is bounded by the village lake, which is used for fishing.

There is a separate and enclosed walled area which used to be a vegetable garden, and double gates at the side of...