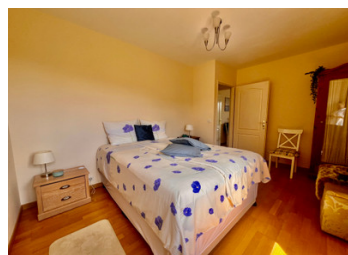


A lovely modern three bedroom property built in 2010 large gardens with countryside views close to amenities

EXCLUSIVE



INFORMATION

Town:	Fursac
Department:	Creuse
Bed:	3
Bath:	2
Floor:	163 m ²
Plot Size:	3726 m ²

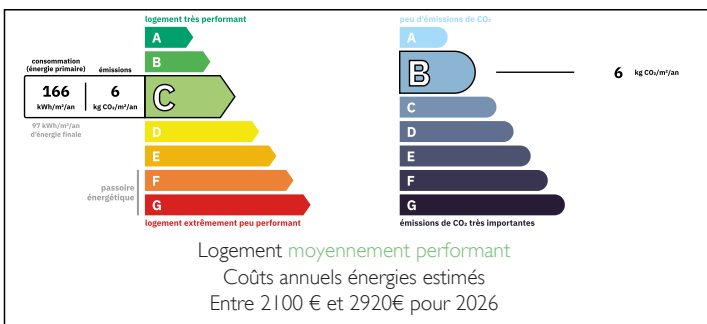
IN BRIEF

Sitting in an elevated position with a sweeping driveway, this architect-designed home is an impressive property offering both style and comfort. Situated in a charming village with a range of amenities including a boulangerie, grocery store, restaurant, bar, doctor's surgery and pharmacy, it also benefits from being less than 10 km from a bustling market town.

Built in 2010, the house has been finished to a high standard throughout and is presented in excellent condition.

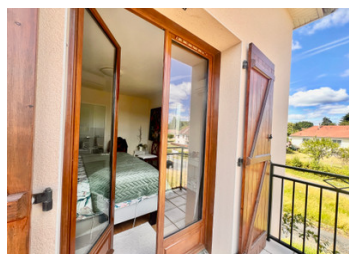
The property benefits from double glazing, mains drainage, aérothermal heating and underfloor heating, ensuring year-round comfort and energy efficiency. For added convenience, it is being sold fully furnished, allowing new owners to move straight in and enjoy their new home from day one.

ENERGY - DPE



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.



DESCRIPTION

A spacious and light house comprising
Ground floor : entrance hallway leading through to the large salon,(30m²), with wood-burner fireplace and double doors out onto the terrace

. Large modern kitchen,(23m²), with fitted wall and floor cabinets, with built in oven, hob and extraction. Large walk-in pantry/laundry room ,(6.30m²),with lots of storage space.

Separate dining room adjoining the kitchen,(14m²), and an office,(9m²), to the front of the house looking onto the driveway, which could also work as a ground floor bedroom.

There is also a separate wc on this floor and a doorway leading down into the basement.

First floor : three double bedrooms, the master bedroom,(13.50m²), having a dressing room, en suite bathroom,(7.7m²), with shower,double vanity sink unit and wc. The master suites benefits from a balcony overlooking the gardens. The second bedroom,(13.20m²), also has a balcony. All three are very well presented, and all have hard wood flooring. The third bedroom measures 12.63m²

A family shower room,(4m²), with wc and tiled walls and floor.

In the basement is a large garage space with three separate electric garage doors, one with enough height for parking a motorhome inside. There is a workshop room storage room, laundry area , wc and a mezzanine upper floor accessed by internal stairs. The whole basement has a concrete floor, with water points and lighting and is approximately 100m².

The ground floor has tiled flooring throughout, with electric underfloor heating. Electric heaters on the first floor with warm,...

LOCAL TAXES

Taxe foncière: 1595 EUR

Taxe habitation: 1392 EUR

NOTES