LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46274LEA23 Price: 56 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (50 000 EUR without fees)

## Investment Opportunity - 2 Apartments and Converted Attic















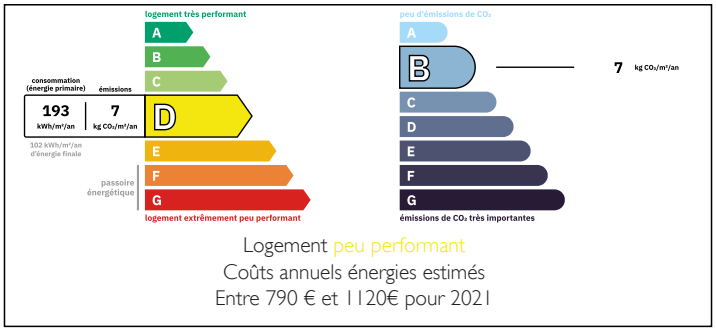
# INFORMATION

| | |
|---|---|
| Town: | Saint-Georges-la-Pouge |
| Department: | Creuse |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 110 m2 |
| Plot Size: | 212 m2 |

# IN BRIEF

A versatile property offering excellent investment potential in a thriving village with all amenities close to hand. Currently arranged as two self-contained, one bedroom apartments, each with a living room/kitchen, bedroom, bathroom and separate WC. The property could continue as rental accommodation or easily be converted into a spacious family home. A converted attic provides two additional rooms with exposed stone walls and insulated pine clad ceilings. Outside, a courtyard leads to a rear garden and hanger. Benefits include, PVC double glazing, electric heating, two new hot water tanks and a compliant septic tank.

# ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 790 € et 1120€ 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.

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## LOCAL TAXES

**Taxe foncière:** **742 EUR**

## NOTES

## DESCRIPTION

This attractive village property offers a wealth of possibilities, whether an investment, a family home or a property with income potential.
The property is currently divided into two apartments.

Ground Floor - Apartment 1
Living room with kitchen area
Double bedroom
Bathroom
Separate WC

First Floor - Apartment 2
Living room with kitchen area
Double bedroom
Bathroom
Separate WC

A hallway leads to converted attic space comprising of .two rooms

There is garden space to the back of the property with a large shed with a second level for storage.

Situated in a village with a primary school, crèche, doctor's surgery and convenience store.

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