LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47001JNK23 Price: 158 050 EUR

agency fees included: 9 % TTC to be paid by the buyer (145 000 EUR without fees)

Beautiful 6 bedroom property in a peaceful village location not far from the pretty market town of Felletin















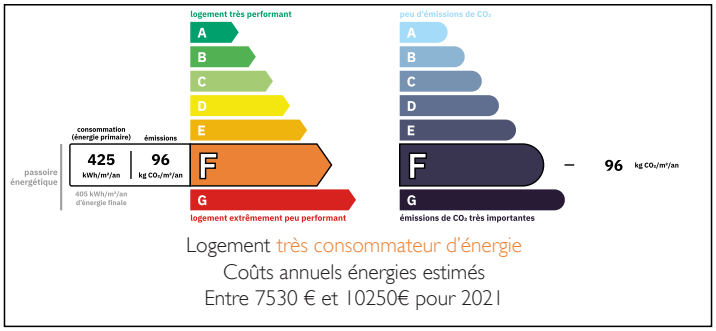
INFORMATION

Town:	Féniers
Department:	Creuse
Bed:	6
Bath:	4
Floor:	276 m2
Plot Size:	845 m2

IN BRIEF

Currently operating as a charming 'chambres d'hotes', this former hotel has been sympathetically modernised to retain many of the original features. Restored wooden floors complement the rustic feel, adding warmth and a touch of elegance to the space. Together, these elements create a harmonious blend of traditional French architecture and modern comfort. There is a charming, rustic style kitchen with island unit and the living room and dining area make the most of a large room, which used to be the village dance hall! There is a pretty garden to the rear, which is easy to maintain. The property is situated in a village on the Plateau de Millevaches, which boasts a renowned restaurant and is surrounded by open countryside, perfect for cycling and walking. The bustling market town of Felletin is just 20 minutes drive away. If...

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 7530 € et 10250€ 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: **928 EUR**

NOTES

DESCRIPTION

GROUND FLOOR: large living room/dining room (6.08m x 8.98m) with beautiful stone fireplace and wood burner (this room also features the original hotel bar) access to cellar, kitchen (7.15m x 4.5m) with restored wooden cupboards and access to a vaulted cellar (3.75m x 7.7m), boiler room (4.7m x 2.8m) and storage area, laundry with WC and washbasin, door to garden.

Up the winding oak staircase to the FIRST FLOOR: landing, access to bedroom 1 (4.7m x 6.09m) with ensuite shower room, WC and dressing room, bedroom 2 (4.2m x 3.1m), living room (4.6m x 4.2m) which you pass thorough to get to the other bedrooms, long corridor to access bedroom 3 (3.4m x 4.2m), bedroom 4 (2.4m x 4.2m), a small 5th bedroom (2.3m x 2.3m) and shower room with WC. Access to large attic.

SECOND FLOOR: (requiring completion) landing, attic room(3m x 2.8m), attic bedroom 6 (3m x 3.6m), office (2.5m x 2.1m), a further attic space.

OUTSIDE: paved terrace to the front of the property, barbecue area, garden, potager, large detached barn - large enough for vehicles.

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

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