LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47023JET23 Price: 152 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (140 000 EUR without fees)

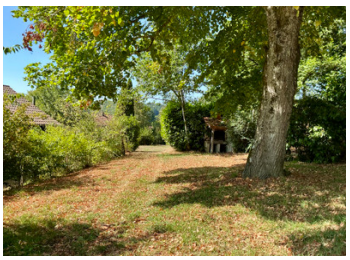
Two attached houses, could be one, in rural Creuse with garden, woodland and well, on edge of tiny hamlet.

EXCLUSIVE















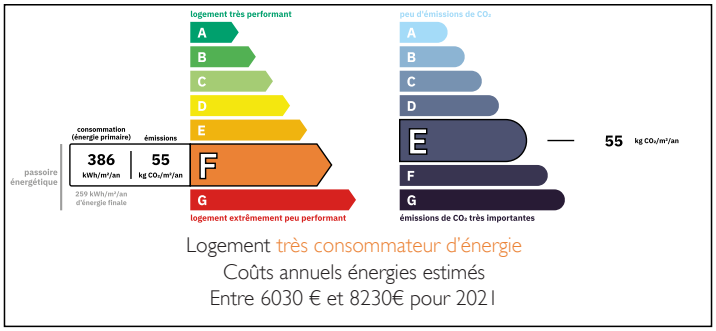
INFORMATION

Town:	Soubrebost
Department:	Creuse
Bed:	4
Bath:	2
Floor:	169 m2
Plot Size:	14166 m2

IN BRIEF

This house is conveniently located - a short drive to Pontarion for bread and other commerce, but with no immediate neighbours and a countryside view. The swimming lakes are not far, local markets, the historic tapestry town of Aubusson, or medieval Bourganeuf with its Zizim Tower, friendly cinema and independent shops.

ENERGY - DPE



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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:	**939 EUR**

NOTES

DESCRIPTION

Together, these two adjoining houses offer a large family home, a gîte project, or a versatile multi-family property surrounded by nature. The property is easily accessible from the main Bourganeuf to Aubusson road, but is at the end of a little cul-de-sac used only by the owners. The house and garden is not overlooked and the balcony looks out across the surrounding countryside.

The first house, approximately 80 m², offers a warm and inviting open family living and dining space, (45 m²) with two sets of patio doors that open onto a terrace and the back garden. This room has a mezzanine (office or guest sleeping space) and double-height ceiling. There is an insert fireplace for cosy nights by the fire, but the main source or heating is by ceiling-generated electric heating.

Next to this large room is a fully-fitted dining kitchen, with doors directly out to the back garden.

This section of the house also includes, on the same level, a bedroom, a shower room, a separate toilet, and an internal door and staircase down to the basement level.

The basement provides plenty of additional space, including a garage, workshop, cellar, utility area and an extra room—ideal for storage, hobbies, or further expansion, or car garaging.

The second house, approximately 90 m² (the original house), offers a generous 30+m² living room with open fireplace, a fitted kitchen, two bedrooms on the first floor, and an office or small bedroom, a small additional...