LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47087LV23 Price: 161 300 EUR

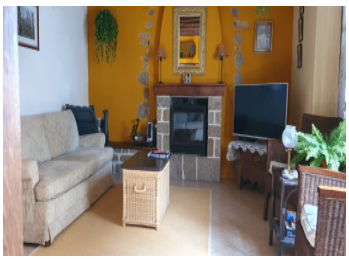
agency fees included: 9 % TTC to be paid by the buyer (148 050 EUR without fees)

Charming property in a quiet and secluded location. Near Auzances. 3 bedrooms, spacious plot of 4.094 m .







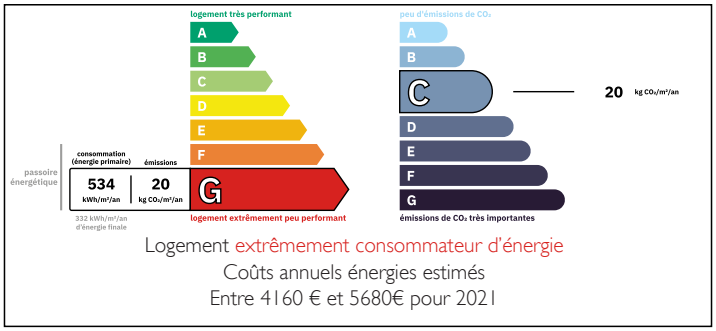








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4160 € et 5680€ pour 2021

INFORMATION

Town:	Dontreix
Department:	Creuse
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	4094 m2

IN BRIEF

This beautiful property offers 94 m² of living space and stands on a spacious plot of no less than 4,094 m².

The house features a separate dining room, kitchen and living room. On the first floor there are three bedrooms, a bathroom and a toilet.
The layout is characteristic, with small changes in level here and there and short flights of stairs throughout the house.

Outside, there is a terrace, partly surrounded by walls, with a large private garden and grounds beside the house. Thanks to its secluded location, the property offers plenty of privacy and space to enjoy the peace and quiet of the surrounding countryside.

There is also a small barn with an upper floor and a cellar.

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:	**257 EUR**
Taxe habitation:	**215 EUR**

NOTES

DESCRIPTION

This house is ideal as a holiday home or permanent residence.

The combination of the peaceful location, the spacious grounds and the nearby amenities makes it a wonderful place to stay, relax and enjoy the French countryside.

The roof was replaced in 2025, as were the Velux skylights. The Velux windows are fitted with insect screens and blackout curtains.

The heating is provided by a wood-burning stove and electricity.
Upper floor fitted with double glazing.
There is a septic tank that complies with regulations.

Room dimensions:
Dining room 16 m²
Kitchen 14 m²
Living room 22 m²
Bedroom 1 17 m²
Bedroom 2 13 m²
Bedroom 3 10 m²
Bathroom 5 m²
Cellar 19 m²
Shed 6 m²

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