LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47162JNK23 Price: 104 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (95 000 EUR without fees)

Character property with 4 bedrooms in a village just 5 minutes from the pretty market town of Felletin















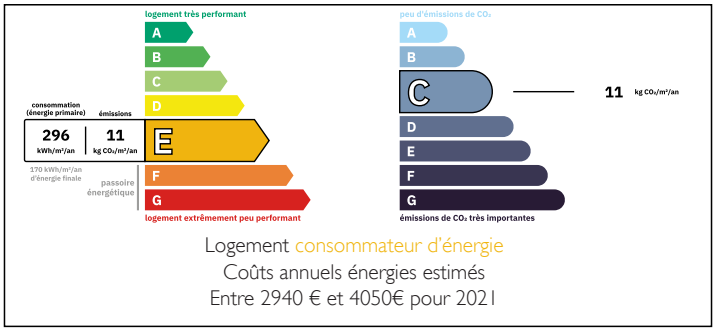
INFORMATION

Town:	Croze
Department:	Creuse
Bed:	4
Bath:	2
Floor:	117 m2
Plot Size:	1037 m2

IN BRIEF

Character property with 4 bedrooms situated in a quiet location just 5 minutes drive from the pretty town of Felletin with its lively weekly market, shops, cafés, restaurants, supermarket, schools and doctors. The historic tapestry town of Aubusson is just 15 minutes away with its shops, cafés, restaurants, theatre, cinema, swimming pool complex, hospital and of course the renowned tapestry museum.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2940 € et 4050€ 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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DESCRIPTION

GROUND FLOOR: spacious living room/dining room with wood burning insert, kitchen, shower room with walk-in shower and WC;
FIRST FLOOR: 3 good sized bedrooms, shower room, separate WC, access to land and large terrace
SECOND FLOOR: large master bedroom with living area;
EXTERIOR: double garage, a small two storey barn, wooded, sloping land of 1037m2

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

LOCAL TAXES

Taxe foncière:	**704 EUR**

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr