LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47288JNK23 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

Charming 3 bedroom property with beautiful garden and stunning views















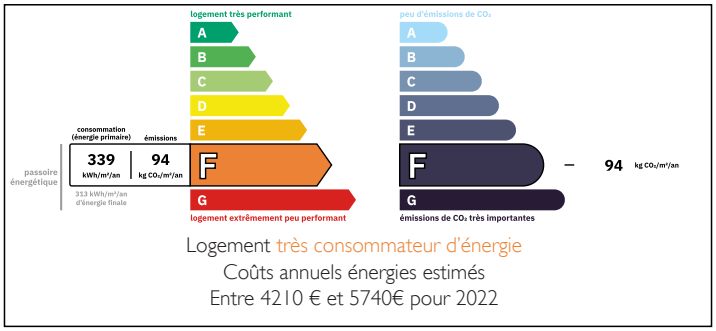
INFORMATION

Town:	Moutier-Rozeille
Department:	Creuse
Bed:	3
Bath:	1
Floor:	101 m2
Plot Size:	7912 m2

IN BRIEF

This beautifully maintained, spacious family home is just outside the historic tapestry town of Aubusson with its restaurants, shops, bars, theatre, cinema, hospital, swimming pool complex and of course the internationally renowned tapestry museum. The view from the living room is absolutely stunning and looks out over the surrounding countryside. It has a large garden with several pleasant terraced areas for dining al fresco or enjoying that view with a glass of wine in hand.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4210 € et 5740€ pour 2022

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.

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.
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LOCAL TAXES

Taxe foncière: **1625 EUR**

NOTES

DESCRIPTION

GROUND FLOOR: entrance hall, fitted kitchen, large living room dining room, spacious corridor with storage cupboards, bathroom, separate WC, bedroom 1, bedroom 2 with wash handbasin, bedroom 3.

Stairs down to an enormous garage and basement with workshop area and boiler room.

OUTSIDE
Separate workshop, terraced areas, large sloping garden with orchard and a small wooded area..

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

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