LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47416MKE18 Price: 88 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (80 000 EUR without fees)

Rural property with 2-bed house for modernisation with new double-glazing, solar panels, heat pumps, garden.















INFORMATION

Town:	Saint-Priest-la-Marche
Department:	Cher
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	1026 m2

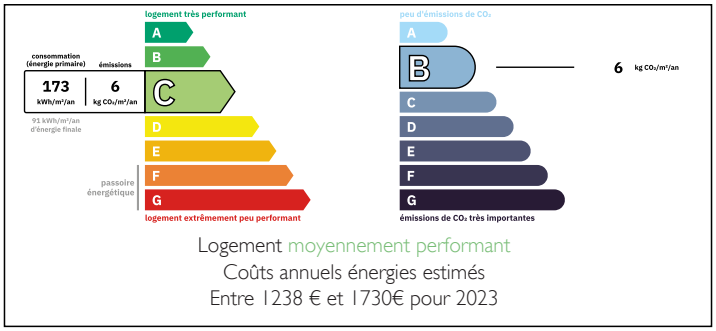
IN BRIEF

With easy access to 3 nearby small rural towns, this partly modernised property is ready to be loved again.

Boussac, the largest of the 3 towns, is a charming, historic market town, situated in the Creuse department, in Central France. Hundreds of visitors come each week to the village market to stock up on local produce. Its countryside surroundings and beautifully preserved historic monuments make Boussac the ideal destination for a home. Whilst the medical center and multiple supermarkets, cafés and restaurants keep the village alive all year round, for those looking for a full-time retreat.

Chateaumeillant sits on the "route de la Compostelle" and is vibrant and animated with it's own local winegrowers. It's regional market is also on Thursday.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1238 € et 1730€ pour 2023

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: **199 EUR**

NOTES

DESCRIPTION

A valid reason for sale, means this partly renovated property has had all the major jobs done and now just needs the insides modernising.

Sitting with its back to the hamlet lane, the house looks out onto the garden, large covered terrace and countryside beyond.

To the side, the double gates lead to the back access to the house, the entrance leads to a corridor, off which to the right are two bedrooms, and a shower room and WC. To the left, a large kitchen, a lounge area with feature fireplace, and either a dining room or bureau.

There are a number outbuildings attached to the property, great for storage, or even a workshop or two. The orchard with numerous established fruit trees, sits to the side of the house.

A great property with a revised roof, solar panals, heat pump, new double glazing with electric shutters, have all been added in the last 3 years.

Please request further details and photos of the property to appreciate it further.

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