LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47508CHH23 Price: 77 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (70 000 EUR without fees)

2/3 Bedroom semi detached village house















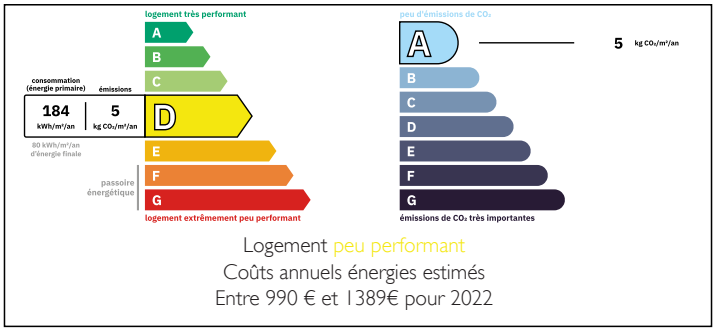
INFORMATION

Town:	Fursac
Department:	Creuse
Bed:	3
Bath:	2
Floor:	88 m2
Plot Size:	115 m2

IN BRIEF

Characterful 2/3 bedroom village house within walking distance of amenities

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 990 € et 1389€ 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.

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LOCAL TAXES

Taxe foncière:	**600 EUR**

NOTES

DESCRIPTION

The property comprises of:
On the ground floor - Entrance into lounge/diner, This room benefits from air source reversible heating so can provide heat or air conditioning, off of here there is a utility room (which has plumbing for a washing machine), there is also a downstairs W.C. On the other side of the lounge you walk through into t the kitchen with floor and wall units.
Up the stairs, you come to a half landing off of which is a room to the front which can be used as a bedroom. Up the stairs to the larger landing you have a big bedroom, also with the reversible heating/air conditiong unit, which runs the depth of the property and a large family bathroom with W.C.
Up to the next floor you come to the attic conversion. There is a room up here with veluxe window, which can be a third, good size bedroom.
The property is double glazed and renovated throughout. It also benefits from electric radiators.
There is a small private courtyard to the back of the property.
Fursac is a lovely, bustling little French village with most, if not all, the local amenities you could need. However you also have the large town of La Souterraine, with its multiple supermarkets and train station with a high speed train link to Paris just 11 kms away and the city of Limoges, with its airport is just 50 kms. A great house in a lively little town but with...