LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48152LEL23 Price: 86 900 EUR

agency fees included: 10 % TTC to be paid by the buyer (79 000 EUR without fees)

Charming bijou hamlet cottage, set in it's own courtyard and gardens, private setting, idyllic







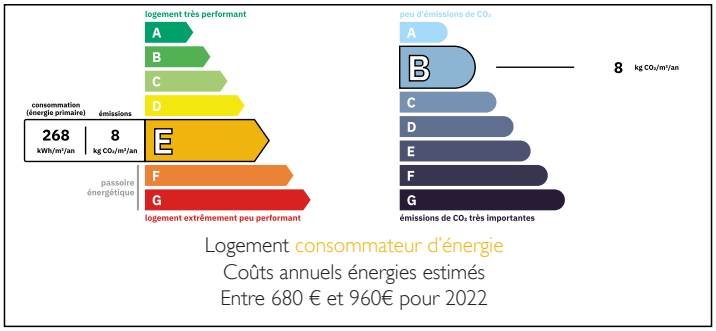








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 680 € et 960€ pour 2022

INFORMATION

Town:	Bussière-Dunoise
Department:	Creuse
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	4596 m2

IN BRIEF

A rare find: this charming cottage is cosy, welcoming and ready to move into. Set in an elevated, private position within an inhabited hamlet, it enjoys established gardens and is not overlooked. Double gates open onto a private courtyard with parking for two cars, with the garden beyond. A separate woodland parcel elsewhere in the hamlet offers a potential source of firewood.

A village with amenities is nearby, and a market town is just a 20-minute drive away.

Renovated throughout just over ten years ago, the cottage benefits from double-glazed windows and doors, secure roller shutters on the doors, updated wiring and a septic system installed around ten years ago.

A spacious covered terrace is ideal for outdoor dining throughout the seasons. Inside, a

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.

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48152LEL23 Price: 86 900 EUR

agency fees included: 10 % TTC to be paid by the buyer (79 000 EUR without fees)







LOCAL TAXES

Taxe foncière: **471 EUR**

NOTES

DESCRIPTION

The spacious covered terrace leads into a bright and welcoming fitted kitchen (13 m²), thoughtfully arranged to make excellent use of the space. A door opens into a practical pantry housing the hot water tank, with access to a small laundry room with WC (3.50 m²), heated by an electric radiator.

The comfortable sitting room (20 m²) features a wood-burning stove, creating a cosy space to relax.

Upstairs, a small landing with storage cupboards leads to the main bedroom (10.28 m²), complete with fitted wardrobes. A modern shower room (3.94 m²) offers a shower cubicle, vanity unit and WC.

Across the courtyard, a separate stone building houses a useful workshop (12.35 m²) and an adjoining annexe room. Currently used by the owners as a guest bedroom, the annexe would also make an ideal home office, with fibre-optic internet available in the hamlet. A portable electric radiator provides heating.

Renovated to a good standard throughout, this charming property combines a practical layout with a comfortable, welcoming atmosphere. Ready to move into, it offers an appealing home in an idyllic hamlet setting.

A viewing is highly recommended. Please contact me for further information.

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