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Ref: A48352JVM23 Price: 125 350 EUR

agency fees included: 9 % TTC to be paid by the buyer (115 000 EUR without fees)

Town house with rear garden in Bourganeuf















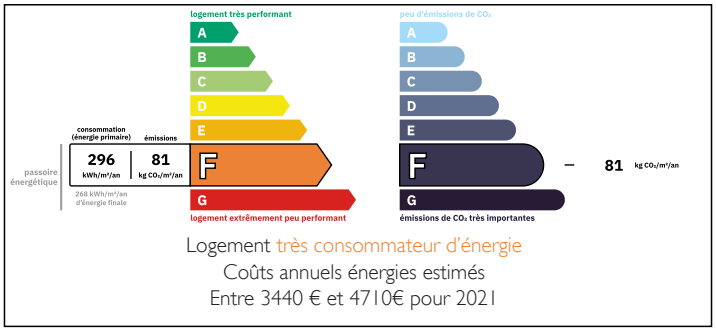
INFORMATION

Town:	Bourganeuf
Department:	Creuse
Bed:	4
Bath:	2
Floor:	153 m2
Plot Size:	170 m2

IN BRIEF

In Bourganeuf, with its historical tower 'Zizim', this big town house awaits a new owner.
All amenities are in walking distance. Limoges is only one hour away.
Must come and see.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3440 € et 4710€ 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.

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: **1900 EUR**

NOTES

DESCRIPTION

In the centre of Bourganeuf you find this renovated townhouse of 153 m2 separated over three floors:

Ground floor:

When you enter into the hallway, first on the left you find a big lounge (21 m2). Second on the left is an open planned kitchen / dining area (24 m2) that connects into the court with double doors, allowing yourself to step outside from the kitchen with a coffee and a croissant.
A separate toilet is found on the ground floor.

A stunning staircase takes you to the upper floors.

First floor:

Two bedrooms (12 and 22 m2) and a bathroom (10 m2).

Second floor:

Two bedrooms (14 and 12 m2), a bathroom (7 m2) and two small rooms for storage / walk-in closets (2 x 4 m2).

A staircase takes you to the insulated attic, which could be converted into more habitable space.
There is a cellar for food and wine stocking that also serves as a boiler room for the oil-fed central heating system.

+ Double glazing +
+ Mains drainage +
+ Central heating +
+ Outside space – court +

The house is ready to move in, and you get a lot of property for your money.
For any questions, more photos and a video tour, please feel free to contact me.

Must come and see!

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