LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48710MKE23 Price: 125 350 EUR

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

Country property, up to 5-6 beds, large garden, land. Central Heating, double glazing conforming septic tank.















INFORMATION

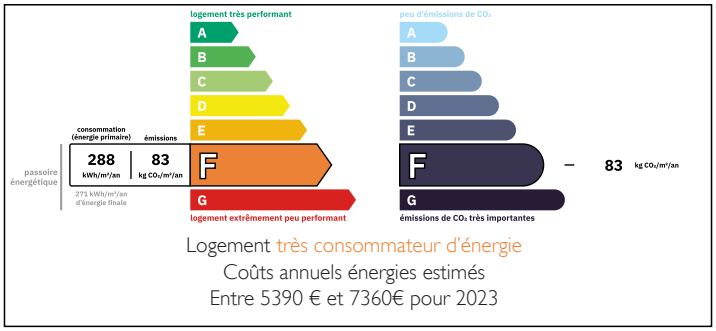
Town:	Bétête
Department:	Creuse
Bed:	5
Bath:	2
Floor:	151 m2
Plot Size:	6925 m2

IN BRIEF

On the outskirts of the very pretty village of Bétête, with its communal bar/shop, village lake and historic church, the property has easy access to the larger village of Genouillc, and beautiful historic town of Boussac only 15 mins (14kms) away.

Boussac 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 day out, or just doing the shopping. Whilst the medical center and multiple supermarkets, cafés and restaurants keep the village alive all year round.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 5390 € et 7360€ 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.

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48710MKE23 Price: 125 350 EUR

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







LOCAL TAXES

Taxe foncière: **590 EUR**

NOTES

DESCRIPTION

This quiet, rural property has lots of good features, the assainissement, ie septic tank is conforming, the roof is in good condition, there is a modern boiler for fuel central heating, the property is totally double glazed, lots of outbuildings and a large garden with extra land all attached.

It does however, require modernisation in the form of decorating and possibly a new bathroom upstairs. However, there is a large kitchen/diner with open aspect to front and rear.

A good sized lounge, overlooking the front and field beyond. A day room or office which opens up onto a terrace overlooking the extensive garden to the rear.

On the ground floor, there is also a bedroom and modern shower room and WC.

Upstairs a large landing, used as an upstairs lounge but would create a further two bedrooms, or cini-games room. Also, three further bedrooms on the 1st floor along with a large bathroom including WC and laundry area give an overall habitable space of around 152m2.

Outside, numerous outbuildings, including a bread oven, cellar, workshops, and large car port which was built to house a motor home.

A property ideal as a small project as a permanent home or holiday home for a larger family or to receive family and friends.

Further information and photos available upon request.

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