

Beautiful 3 bedroom house in good condition, with sous-sol and two small garages, beautiful garden with views



INFORMATION

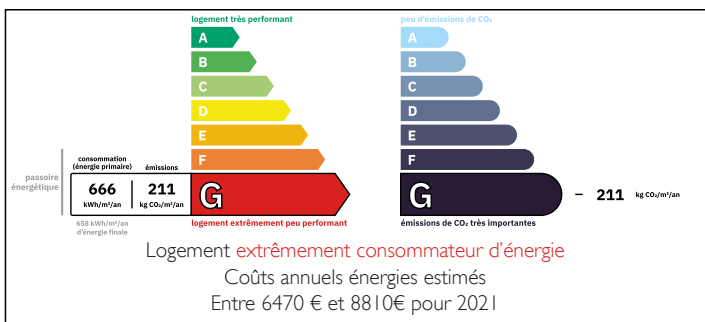
Town:	Felletin
Department:	Creuse
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	1365 m2

IN BRIEF

This attractive property on the outskirts of Felletin is in good condition and immediately habitable. The house has three bedrooms and the attic offers possibilities for extra rooms if desired. The two balconies at the rear and the beautifully landscaped garden with different levels offer views of the Creuse River and the city. At 46 km from Ussel, 95 km from Limoges (international airport), 95 km from Clermont-Ferrand (international airport) and 98 km from Mont Dore (ski slopes, Puy de Dôme). Creuse, Limousin.

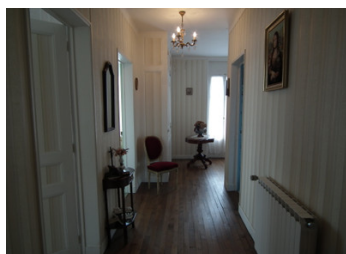


ENERGY - DPE



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.



DESCRIPTION

Ground floor:

- Spacious hall with access to balcony at the back (9.5 m²)
- Kitchen (14.5 m²)
- Dining room / lounge with chimney / wood stove and access to rear balcony (32 m²)

First floor:

- Spacious hall with wall cupboards and access to the rear balcony (9.5 m²)
- 3 bedrooms, one with access to the rear balcony (16, 15.5, 11.5 m²)
- Bathroom (bath, toilet, sink) (8.5 m²)
- Separate toilet with sink

Attic (to convert)

Sous-sol (workshop, utility room, chaufferie) and cellar

Two garages

Heating: Central heating (oil) and woodburner

Insulation: The roof is insulated, the windows are single glazed

There is a septic tank (not 'aux normes')

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

LOCAL TAXES

Taxe foncière: 1606 EUR

Taxe habitation: EUR

NOTES